

GOVERNING CODES:

2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA RESIDENTIAL CODE  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA GREEN BUILDING CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA MECHANICAL CODE

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:  
CALIFORNIA FIRE (CFC) & BUILDING (CBC) CODE.  
2019 EDITION, AS ADOPTED BY THE TOWN OF LOS  
GATOS TOWN CODE (LGTC), CALIFORNIA CODE  
OF REGULATIONS (CCR) AND HEALTH & SAFETY  
CODE 2019 CALIFORNIA BUILDING STANDARDS  
CODE , CALIFORNIA CODE OF REGULATIONS  
TITLE 24, PARTS 1-12, INCLUDING LOCALLY ADOPTED  
ENERGY ROACH CODES.

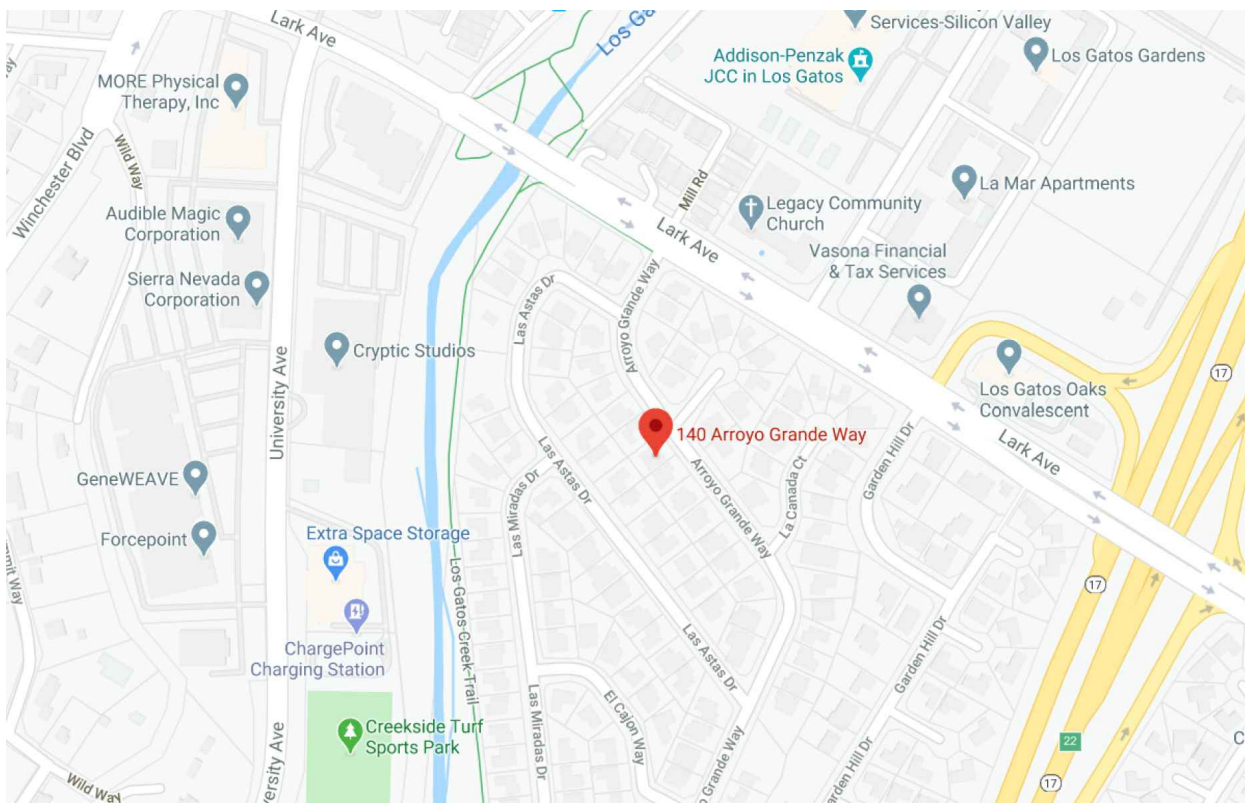
GENERAL NOTES

1. ANY DISCREPANCY DISCOVERED BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE START OF ANY RELATED WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGNER HARMLESS FROM ANY LIABILITY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR DESIGNER.
3. THE CONTRACTOR SHALL REVIEW ALL DETAILS & PLANS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE DESIGNER FOR CLARIFICATION PRIOR TO THE START OF ANY RELATED WORK.
4. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED AND ACTED UPON BY THE DESIGNER.
5. DO NOT SCALE DRAWINGS. DIMENSIONS NOT GIVEN ARE TO BE CALCULATED IN THE FIELD FROM AVAILABLE DATA ELSEWHERE IN THESE SET OF PLANS OR MANUFACTURER'S SPECIFICATIONS.
6. THESE DRAWINGS ARE THE SOLE PROPERTY OF THE DESIGNER. ANY REPRODUCTION, COPYING, ALTERATION OR USE OF THESE DRAWINGS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE DESIGNER IS PROHIBITED.

DEMOLITION, BRACING AND SHORING NOTES

1. DEMOLITION WORK CONSISTS OF FURNISHING ALL MATERIAL, SUPPLIES, EQUIPMENT, TOOLS, TRANSPORTATION, AND PERFORMING ALL LABOR AND SERVICES NECESSARY FOR, REQUIRED IN CONNECTION WITH OR PROPERLY INCIDENTAL TO PERFORMING THE DEMOLITION DRILLING, SAWCUTTING, BRACING AND SHORING, FOR STRUCTURAL MEMBERS TO PREVENT THE STRUCTURE FROM BECOMING UNSAFE DURING DEMOLITION AS SHOWN ON THE ACCOMPANY DRAWINGS.
2. THE CONTRACTOR SHALL TAKE THE FOLLOWING PROTECTIVE MEASURES FOR DEMOLITION OF THE STRUCTURE:
  - A. PROVIDE, ERECT AND MAINTAIN LIGHTS, BARRIERS, WEATHER PROTECTION AND OTHER ITEMS AS REQUIRED FOR PROTECTION OF WORKMEN ENGAGE IN DEMOLITION OPERATION AND ADJACENT RESIDENCE OCCUPANTS.
  - B. DO NOT CLOSE OR OBSTRUCT STREETS OR SIDEWALKS WITHOUT PROPER PERMITS
  - C. PROTECT PRIVATE PROPERTY ADJACENT TO OR ON JOBSITE, INCLUDING VENTS, UTILITY LINES, SIDEWALKS, MAIL BOXES.
  - D. PROTECT AND MAINTAIN TEMPORARY PROTECTION OF EXISTING STRUCTURE DESIGNATED TO REMAIN WHERE DEMOLITION AND REMOVAL WORK IS BEING DONE.
3. CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURE AND THE SURROUNDING AREAS TO REMAIN.
4. SPECIAL CARE SHALL BE EXERCISED TO PREVENT DAMAGE TO EXISTING UNDERGROUND UTILITIES WHICH ARE TO REMAIN DURING EXECUTION OF THIS WORK. ANY DAMAGE SHALL BE REPAIRED TO NEW CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.
5. REMOVE DEMOLISHED MATERIAL FROM SITE. CLEAN UP ALL WORK RELATED TO DEMOTION. LEAVING THE PROPERTY AND ADJACENT AREAS IN A CLEAN CONDITION.
6. THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE DURING CONSTRUCTION SHALL BE MAINTAINED AT LEVELS GENERALLY ACCEPTABLE WITHIN THE CONSTRUCTION INDUSTRY BY THE USE OF BRACING, SHORING AND UNDERPINNING UNTIL THE PROPOSE STRUCTURE MODIFICATIONS ARE COMPLETED. IN NO CASE SHALL THE EXISTING STRUCTURE BE ALLOWED TO BECOME UNSAFE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY LOADING CONDITIONS DURING CONSTRUCTION AND SHALL DESIGN AND PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED DURING CONSTRUCTION.

VICINITY MAP

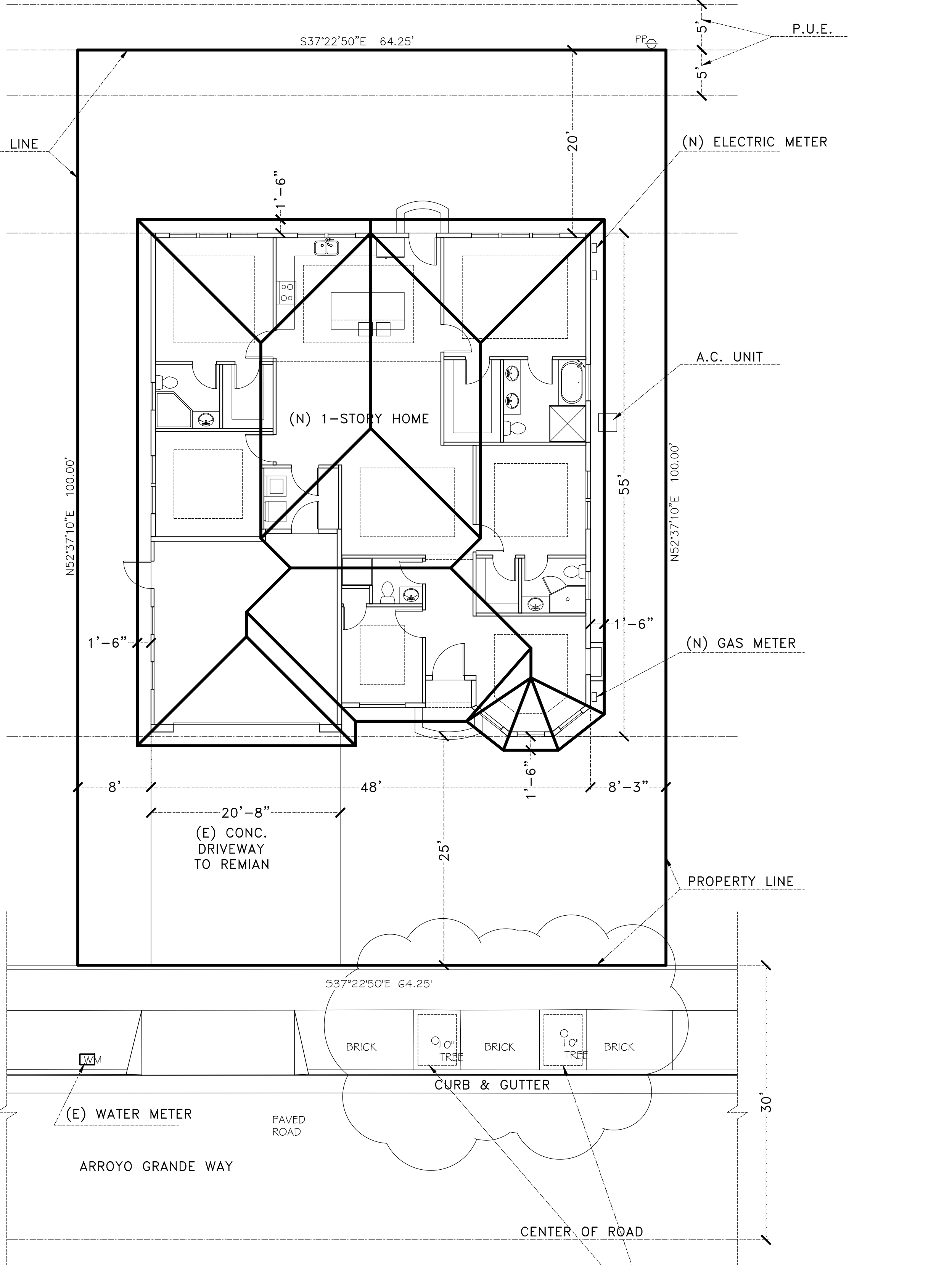


YOGESH JHAMB RESIDENCE

140 Arroyo Grande Way, Los Gatos, CA 95032

**FIRE DEPARTMENT NOTES:**Water Supply Requirements:Potable water supplies shall be protected from contaminationcaused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying thesite of such project, and to comply withtherequirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems,and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliancecapable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7Address identification:New and existing buildings shall have approved address numbers, building numbers or approved building identification placedin a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. CFC Chp. 33.

**PUBLIC WORKS NOTES:**1. Contractor shall relocate the existing water meter outside of the Arroyo Grande Way right-of-way per Public Works Department requirements.2. Contractor shall relocate the existing sanitary sewer cleanout or install a new sanitary sewer lateral clean-out (if one does not already exist) to a location on or within one foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town of Los Gatos.3. Per Los Gatos' Undergrounding Requirements, all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines shall be installed underground. 4. See Utility Plan on sheet A8.4 for more information.



SITE PLAN

1/8" = 1'-0"

SCOPE OF WORK

DEMO EXISTING ONE-STORY HOME AND BUILD A NEW ONE-STORY HOME WITH 4 BEDROOMS & 4 BATHS

PROJECT INFORMATION

ASSESSOR'S PARCEL NO.:  
ZONING: R-1-B  
ONE-STORY WOOD-FRAMED HOUSE WITH STONE & STUCCO FINISH  
AND COMP. SHINGLE ROOF  
OCCUPANCY GROUP: R3 & U  
TYPE OF CONSTRUCTION: VB  
BUILDING CODES: 2019 CBC & 2019 CRC  
BUILDING HEIGHT: 23'-10.5" ABOVE GRADE  
FIRE SPRINKLER: YES  
YEAR BUILT: 1958  
FIRE SPRINKLERS WILL BE PROVIDED UNDER A DEFERRED SUBMITTAL

FLOOR AREA BREAKDOWN

LOT SIZE = 6425 SF.

EXISTING HOME  
1ST FLOOR AREA = 1150 SF  
GARAGE = 428 SF

NEW HOME  
1ST FLOOR AREA = 2123 SF  
GARAGE = 428 SF  
(SEE FLOOR AREA CALCULATIONS ON SHEET A4)

**FLOOR AREA RATIO CALCULATION (INCLUDING GARAGE):**  
FLOOR AREA RATIO (FAR) = 0.35 - (6.425-5)/25)0.20 = 0.3386  
ALLOWABLE FAR = 0.3386 x 6425 = 2176 SF  
ACTUAL FAR = 2128 SF (LIVING SPACE, EXCLUDING GARAGE)

**GARAGE FLOOR AREA RATIO CALCULATIONS:**  
FLOOR AREA RATIO (FAR) = 0.10 - (6.425-5)/25)0.70 = 0.09601  
ALLOWABLE FAR = 0.09601 x 6425 = 616.9 SF  
ACTUAL FAR = 428 SF

**LOT COVERAGE CALCULATIONS:**  
LIVING SPACE FLOOR AREA: 2123 SF.  
GARAGE FLOOR AREA: 428 SF.  
PORCH AREA: 15 SF.  
LOT COVERAGE: (2123 + 428 + 15) / 6425 = 0.3993 OR 39.93%

PROJECT CONTACTS

OWNER

YOGESH JHAMB  
(408) 806-8553

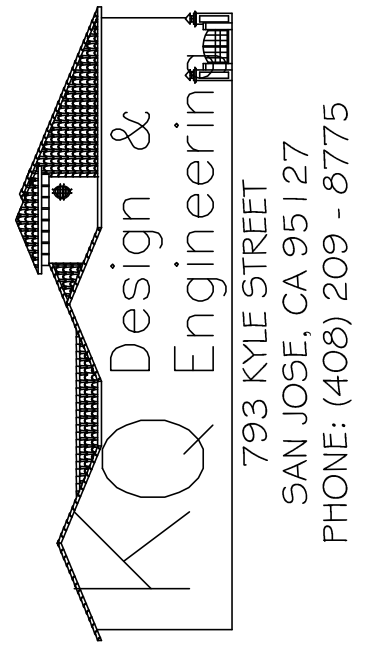
DESIGNER & STRUCTURAL ENGINEER

KET LE  
793 KYLE STREET, SAN JOSE, CA 95127  
CELL : (408) 209 - 8775  
EMAIL: KETLE1@YAHOO.COM

SHEET INDEX

- A1 - SITE PLAN & PROJECT INFO
- A2 - EXISTING SITE PLAN & SITE PHOTOS
- A3.1 - EXISTING NEIGHBORHOOD SITE PLAN
- A3.2 - NEW NEIGHBORHOOD SITE PLAN
- A3.3 - STREETSCAPE FRONT ELEVATIONS
- A3.4 - FRONT ELEVATION WITH COLOR & EXTERIOR MATERIALS
- A4 - NEW 1ST FLOOR PLAN
- A5 - NEW ELEVATIONS
- A6 - NEW ROOF PLAN
- A7 - DRAINAGE PLAN
- A8 - SECTIONS
- A8.1 - EROSION CONTROL PLAN
- A8.2 - GRADING PLAN
- A8.3 - BUILD IT GREEN CHECKLIST
- A8.4 - UTILITY PLAN
- A8.5 - GROUND COVER PLAN
- S1 - SURVEY PLAN

REVISIONS	BY



793 Kyle Street  
San Jose, CA. 95127  
Tel.: 408-209-8775  
Email: ketle1@yahoo.com

New home for:  
**YOGESH JHAMB**  
140 Arroyo Grande Way  
Los Gatos, CA 95032  
**SITE PLAN**

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A1
OF
SHEETS



VIEW #4



VIEW #5



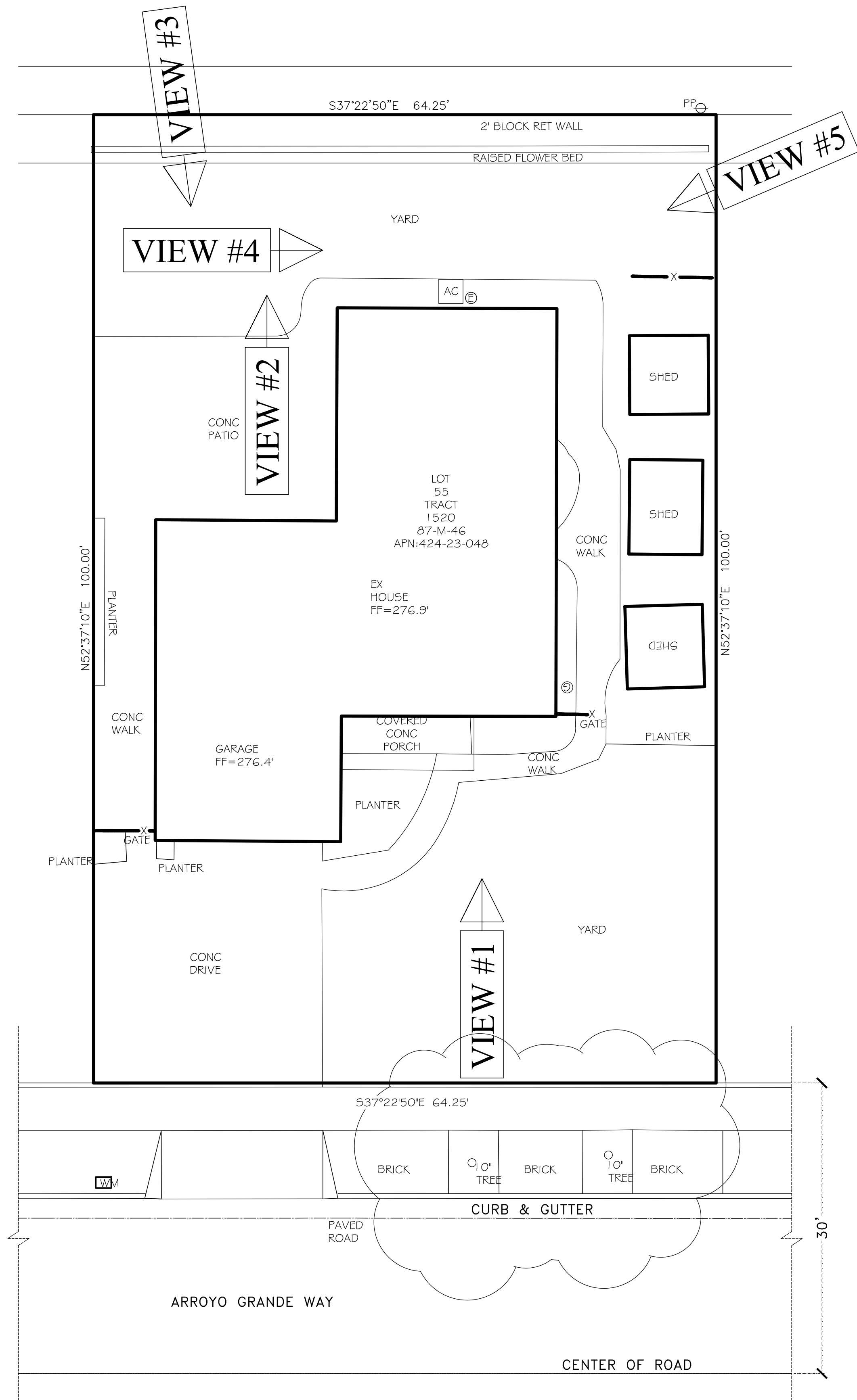
VIEW #1



VIEW #2



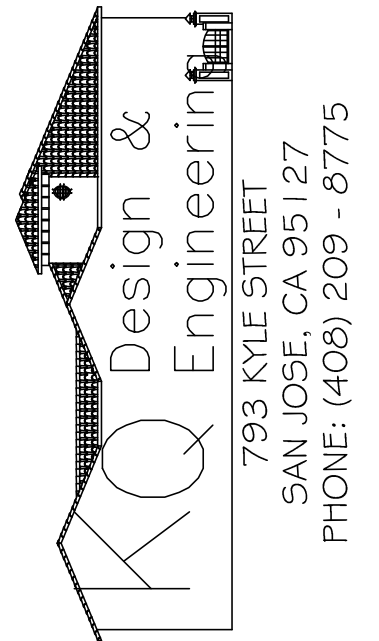
VIEW #3



(E) SITE PLAN

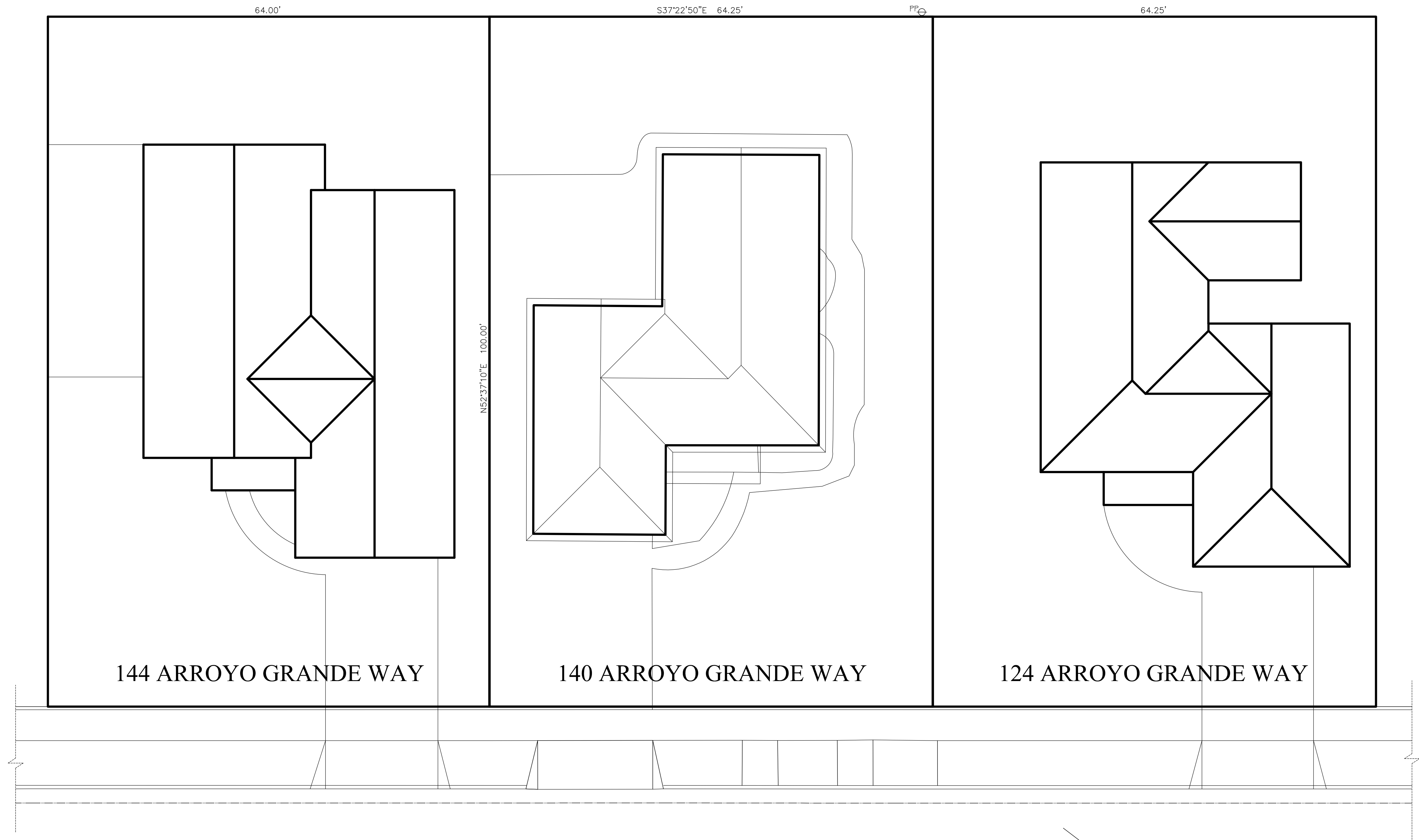
1/8" = 1'-0"

REVISIONS	BY

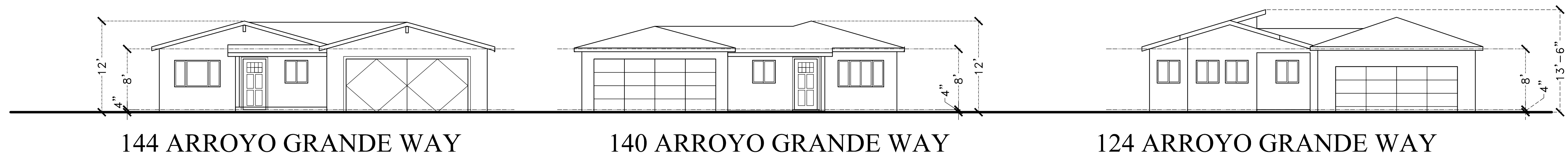


New home for:  
YOGESH JHAMB  
140 Arroyo Grande Way  
Los Gatos, CA 95032  
EXISTING SITE PLAN & SITE PHOTOS

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A2
OF
SHEETS

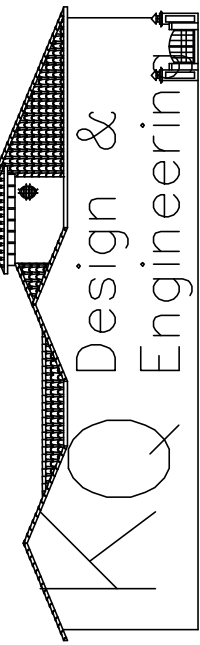


**EXISTING NEIGHBORHOOD SITE PLAN**  
1/8" = 1'-0"



**EXISTING NEIGHBORHOOD STREETSCAPE ELEVATION**  
1/8" = 1'-0"

REVISIONS	BY



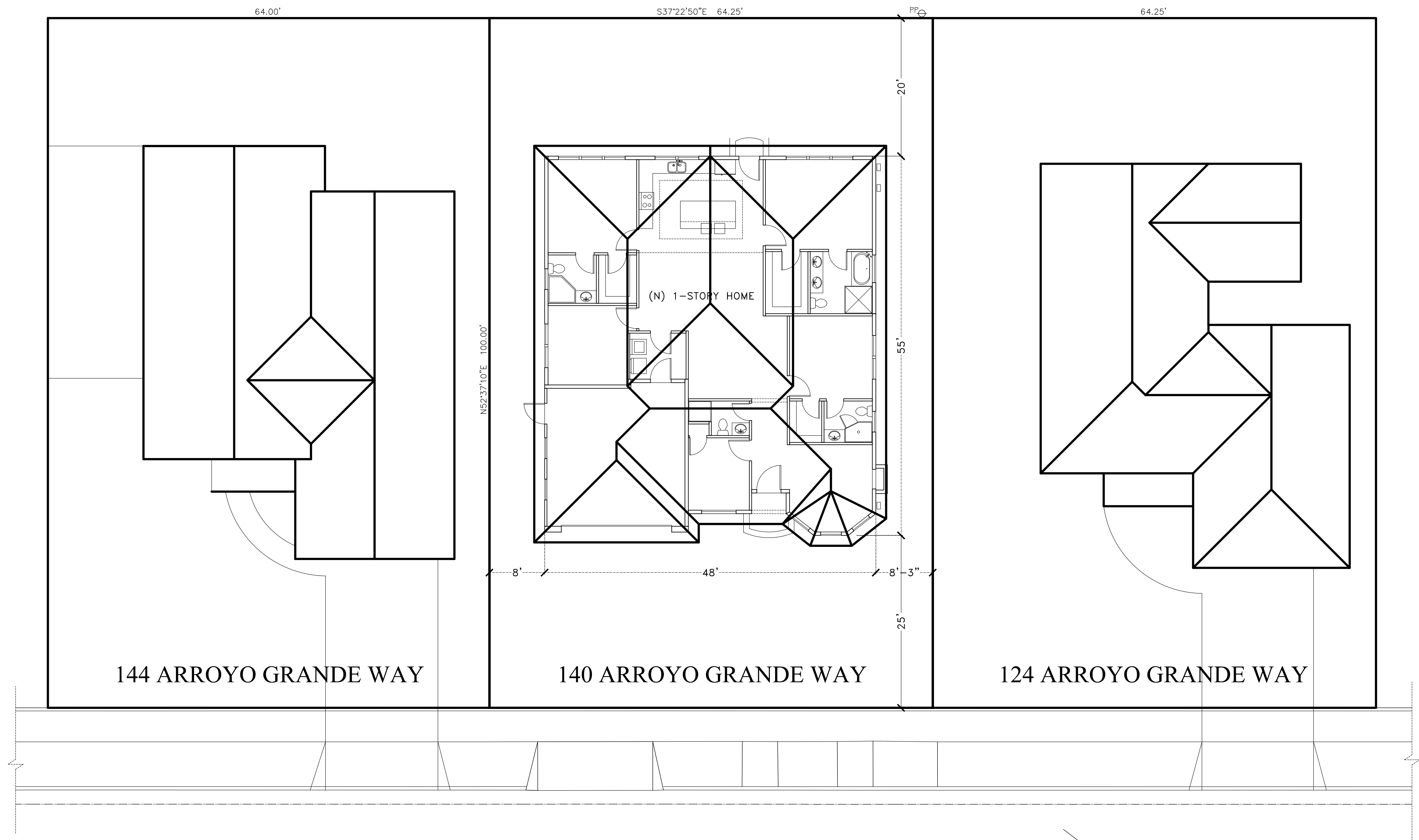
**KQ Design & Engineering**  
793 KYLE STREET  
SAN JOSE, CA 95127  
PHONE: (408) 209 - 8775



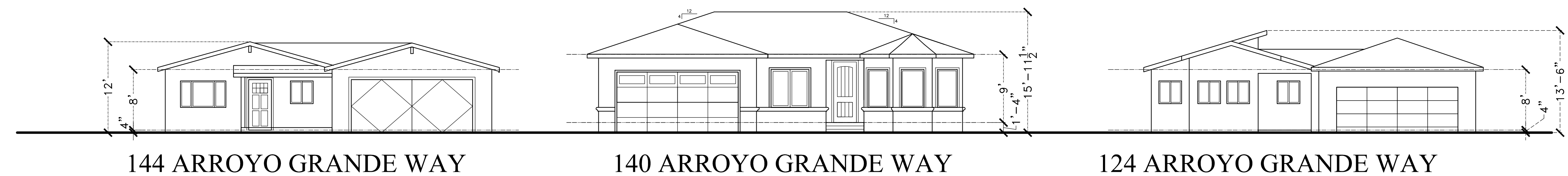
793 Kyle Street  
San Jose, CA, 95127  
Tel.: 408-209-8775  
Email: kettle1@yahoo.com

New home for:  
**YOGESH JHAMB**  
140 Arroyo Grande Way  
Los Gatos, CA 95032  
(E) NEIGHBORHOOD SITE PLAN

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

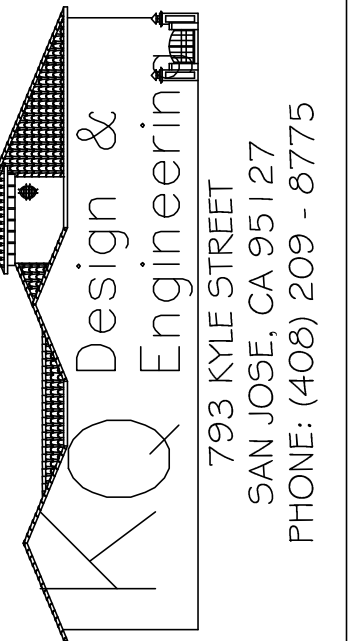


**NEW NEIGHBORHOOD SITE PLAN**  
1/8" = 1'-0"



**NEW NEIGHBORHOOD STREETSCAPE ELEVATION**  
1/8" = 1'-0"

REVISIONS	BY



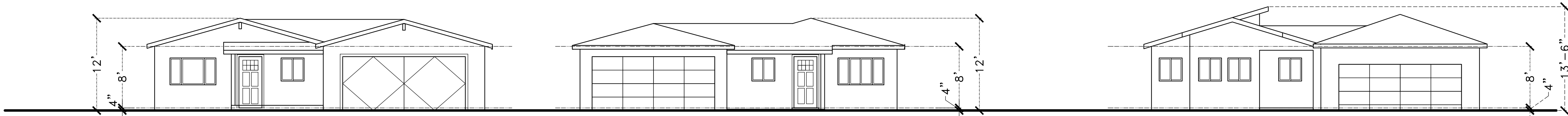
793 Kyle Street  
San Jose, CA. 95127  
Tel.: 408-209-8775  
Email: kettle1@yahoo.com

New home for:  
YOGESH JHAMB  
140 Arroyo Grande Way  
Los Gatos, CA 95032  
NEW NEIGHBORHOOD SITE PLAN

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

**A3.2**

OF SHEETS



**EXISTING STREET VIEW**

1/8" = 1'-0"



**NEW STREET VIEW**

1/8" = 1'-0"

REVISIONS	BY



New home for:  
YOGESH JHAMB  
140 Arroyo Grande Way  
Los Gatos, CA 95032  
STREETSCAPE FRONT ELEVATIONS

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
<b>A3.3</b>
OF SHEETS



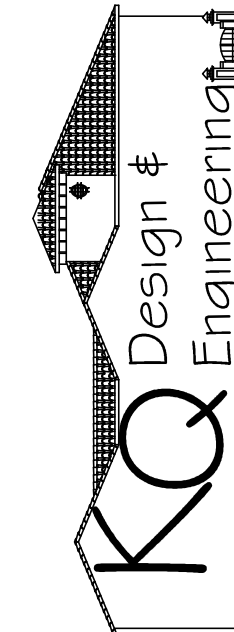
**FRONT ELEVATION**  
1/4" = 1'-0"

Gray Look Front Elevation


- Roofing: GAF Shingles – Antique Slate (GAF-antique-slate.jpg)
- Smooth stucco finish,Paint Color: Behr Weathered Moss (<https://www.behr.com/consumer/ColorDetailView/N380-3>)
- Front Door – Wood front door by Anderson Windows & Doors with Dark Gray Color, rear door and side garage door similar  
Front door link: <https://www.andersenwindows.com/windows-and-doors/doors/entry-doors/residential-entry-door/>
- Garage Door – Wood, garage door by Overhead Door Company with same Dark Gray color as front door  
Garage door link: <https://www.overheaddoor.com/traditional-wood-garage-doors>
- Windows – Wood windows by Anderson Windows with dark gray frame, wood trim with matching dark gray color  
Anderson wood window link: <https://www.andersenwindows.com/windows-and-doors/materials/wood-windows-doors/>

NOTE: wood trim shall be installed around all windows and trim width shall not be less than 3-1/2 inches wide

REVISIONS	BY



793 KYLE STREET  
SAN JOSE, CA 95127

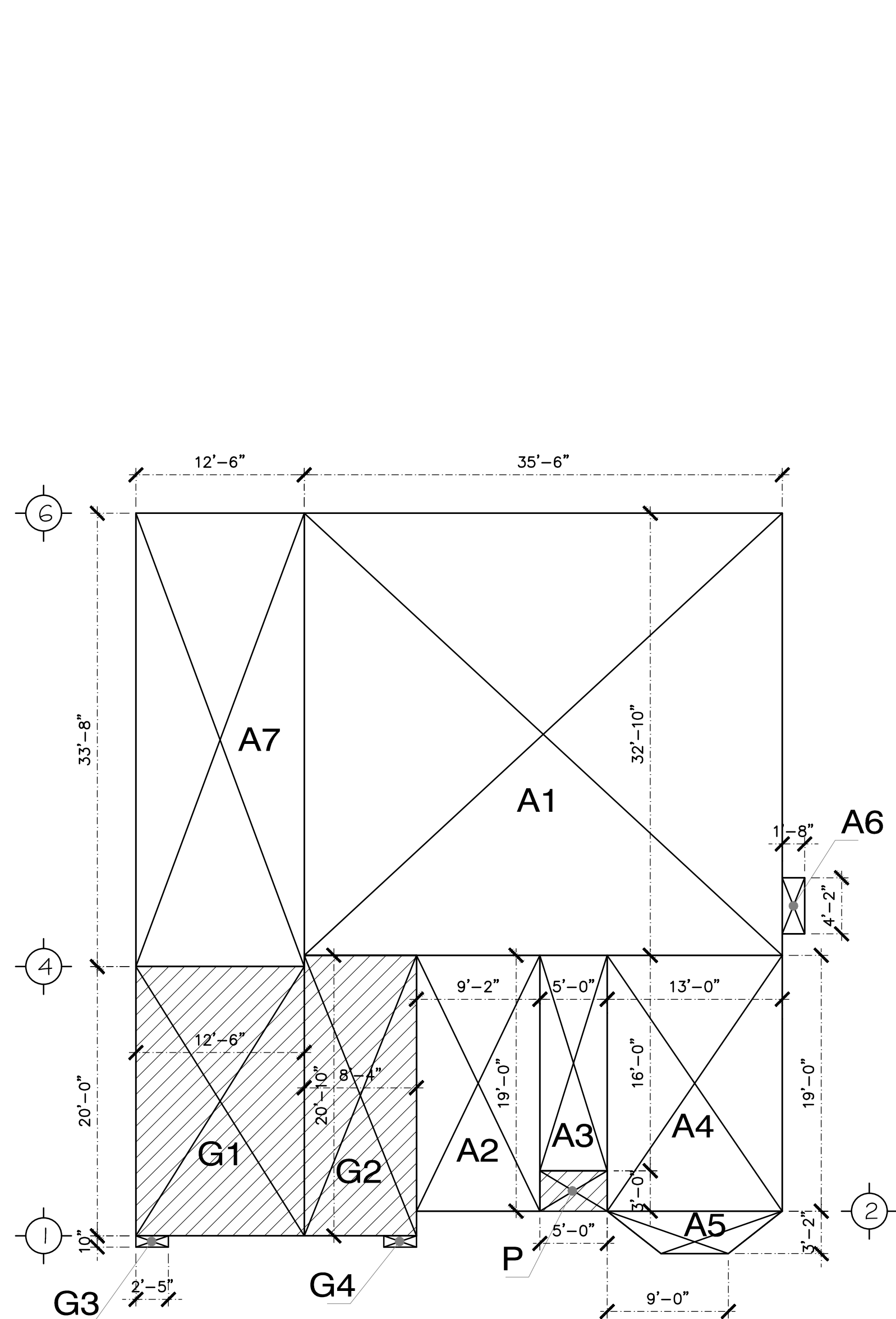


793 Kyle Street  
San Jose, CA, 95127  
Tel: 408-209-8775  
Email: [kettle1@yahoo.com](mailto:kettle1@yahoo.com)

New home for:  
YOGESH JHAMB  
140 Arroyo Grande Way  
Los Gatos, CA 95032

FRONT ELEV. W/ COLOR & EXTERIOR MATERIALS

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
<b>A3.4</b>
OF
SHEETS



FLOOR AREA CALCULATIONS:

A1= (35'-06" X 32'-10") =	1165.58 SF
A2= (09'-02" X 19'-00") =	174.17 SF
A3= (05'-00" X 16'-00") =	80.00 SF
A4= (13'-00" X 19'-00") =	247.00 SF
A5= (09'-00" X 03'-02") =	28.41 SF
A6= (01'-08" X 04'-02") =	6.94 SF
A7= (12'-06" X 33'-08") =	420.83 SF
TOTAL=	2122.93 SF

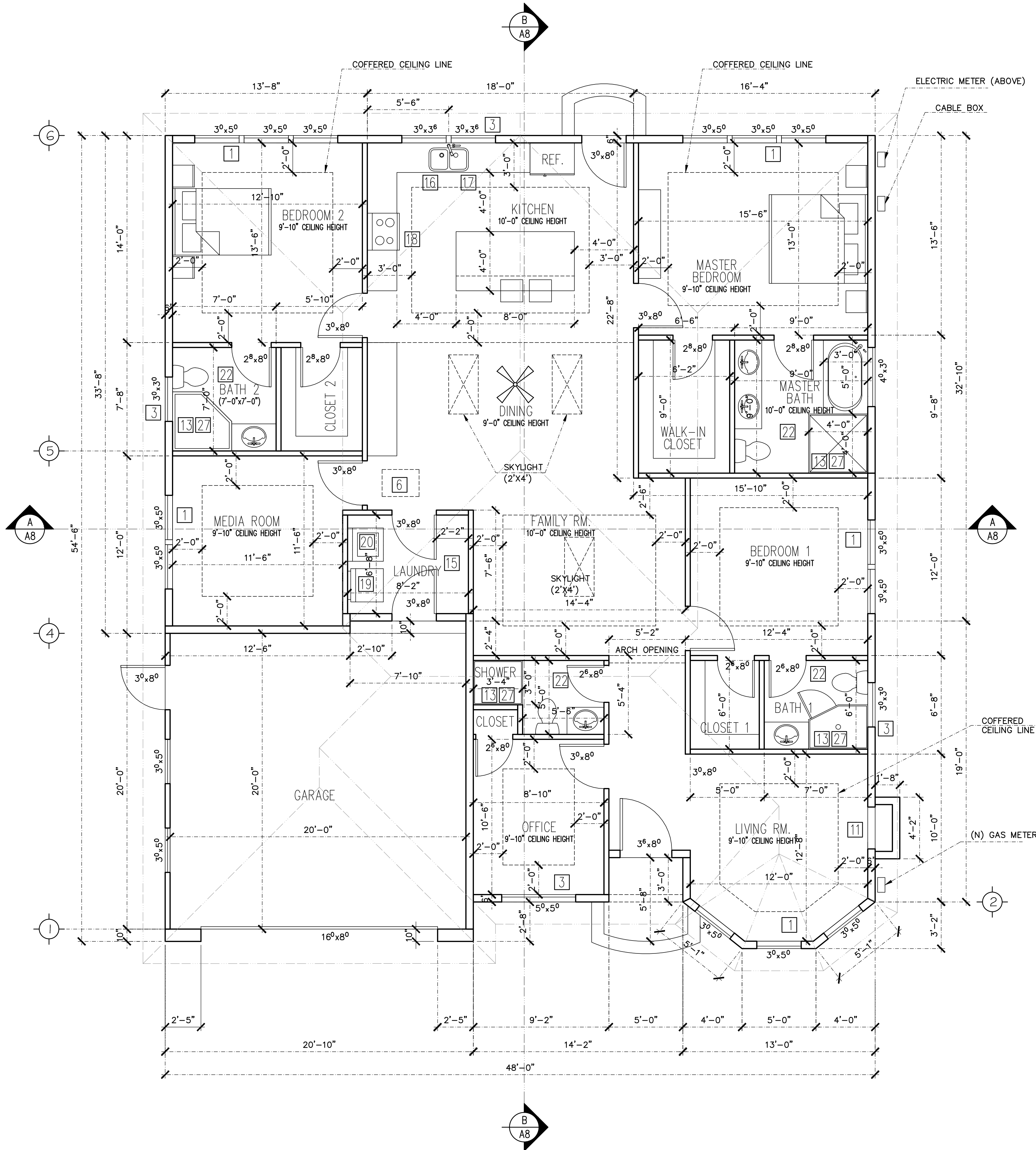
GARAGE AREA CALCULATIONS:

G1= (12'-06" X 20'-00") =	250.00 SF
G2= (08'-04" X 20'-10") =	173.61 SF
G3= (00'-10" X 02'-05") =	2.01 SF
G4= (00'-10" X 02'-05") =	2.01 SF
TOTAL=	427.63 SF

PORCH AREA CALCULATIONS:

P= (03'-00" X 05'-00") = 15.00 SF

OVERALL FOOTPRINT: 2122.93 + 427.63 + 15.00 = 2565.52 SF  
LOT COVERAGE: 2565.52 / 6425 = 0.3993 OR 39.93%



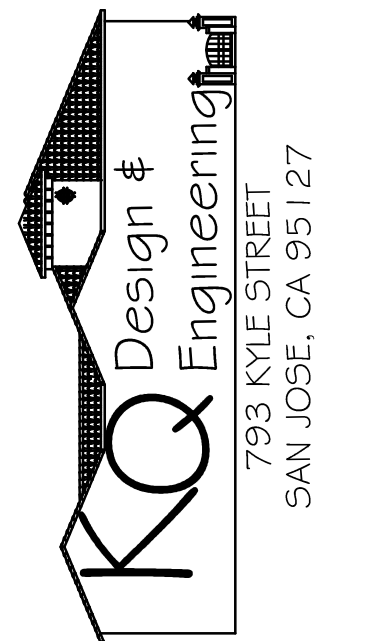
FLOOR PLAN  
1/4" = 1'-0"

FLOOR PLAN KEYNOTES

- Bedroom window shall be an egress window to have a minimum net clear opening of 5.7 square feet; and 5.0 sf for grade floor openings minimum net clear opening height of 24 inches; and minimum net clear opening width of 20 inches, sill height not more than 44 inches above the floor. See detail 18/A9
- All window shall be sliding windows unless noted otherwise on plan. Style of window shall be selected by owner.
- Tempered safety glass required at these glazing locations per CBC 2406.3: ingress and egress doors, panels in sliding or swinging doors, doors and enclosure for hot tub, bathtub, showers, glazing in walls within 5'-0" of standing surface, glazing that is within 2'-0" of vertical edge of door and within 5'-0" of standing surface.
- Stair treads to be 10 inches minimum. Treads less than 11 inches require nosing. Nosing to be minimum 0.75 inches and maximum 1.25 inches. Stair risers to be 7.75 inches maximum. All stairs to be uniform in dimensions within 3/8 inch. Per section.
- 18 inch x 24 inch under-floor crawl space access opening, per CRC section 408.4 if under floor plumbing cleanout is installed, it must be located within 20'-0" of the access opening
- A readily accessible attic access, minimum 22 inch by 30 inch, located where at least 30 inches of clear headroom occurs and at attic space exceeding 30 sq. ft. per CRC R807.1.
- Width of landing at exterior door shall not be less than door opening width per R311.3
- Minimum 36 inch deep landing required at all exterior doors (landing shall not be more than 7.75 inches lower than threshold for in-swinging doors. R311.3.1. See detail 2/A9
- For the exterior entry door, maximum threshold shall be 1.5 inches from the finished floor to the landing, per section R311.3.1.
- All skylights shall be Velux skylights (ICC Evaluation Report # NER-216) or equal. Provide ICC report to inspector prior to installation.
- Heat-n-glo directed vent electric fireplace heater to be selected by owner. Electric fireplace shall UL listed or ICC approved. Provide manuf. specs to city inspector.
- Shower and tub/shower walls shall have a smooth, hard, non-absorbent surface over cement, fiber-cement or glass mat gypsum backer in compliance with ASTM C 1178, C 1288 or C1325 installed per manufacturer recommendations to a height not less than 6 feet above the floor per R307.2
- Water heater shall be seismically strapped to a wall, provide with 18" high platform, combustion air to outside, pressure relief valve to outside with drain. See detail 16/A9.
- F.A.U.: furnace in attic, see detail 2/A10. Combustion air from outside, vent to outside and provide setback thermostat.
- Dishwasher with drain to garbage disposal.
- Sink with garbage disposal.
- Cook top to be selected by owner. Vent to outside with backdraft damper.
- Washer space, provide cold & hot water supply, waste line and if on second floor, a pan with drain to exterior.
- Dryer space, provide vent to outside with smooth metal duct with backdraft damper.
- Provide 1/2 inch gypboard type 'x' on the garage side wall next to all living areas. Provide 5/8 type 'x' gypboard at ceiling if gypboard does not extend to roofing through the attic space. Table R302.6
- Toilet shall have 15 inches minimum from centerline of fixture to the adjacent wall or obstruction on each side. Minimum 30 inches is required for any similar fixtures such as a bidet. Per section 407.5 of 2019 CPC.
- Door from garage to kitchen area shall be a 1-3/8" thick solid wood door, solid or honeycomb core steel door, or 20 minute rated fire door. Doors shall be a self-latching and self-closing door per R302.5.1.
- Elements appliances which generate a glow, spark, or flame (such as water heater and furnace) shall be located a minimum of 18 inches above garage floor per CMC 307.1 and CPC 508.14.
- Ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 26 gage sheet metal steel or other approved material and shall have no openings into the garage per R302.5.2.
- The maximum hot water temperature discharging from the bathtub, shower and whirlpool bathtub filler shall be limited to 120 degrees Fahrenheit. The water heater thermostat shall not be considered a control for meeting this provision. CPC 414.5 and 418.0.
- Control valves and showerheads shall be located on the sidewall of shower compartments or be otherwise arranged so that the showerhead does not discharge directly at the entrance to the compartment and the bather can adjust the valves prior to stepping into the shower spray per section 408.9 of 2019 CPC
- shower shall have a minimum area of 1024 sq. inches and a minimum finish dimension of 30 inches in any directions. an outward swinging 22 inch minimum clear door shall be provided.

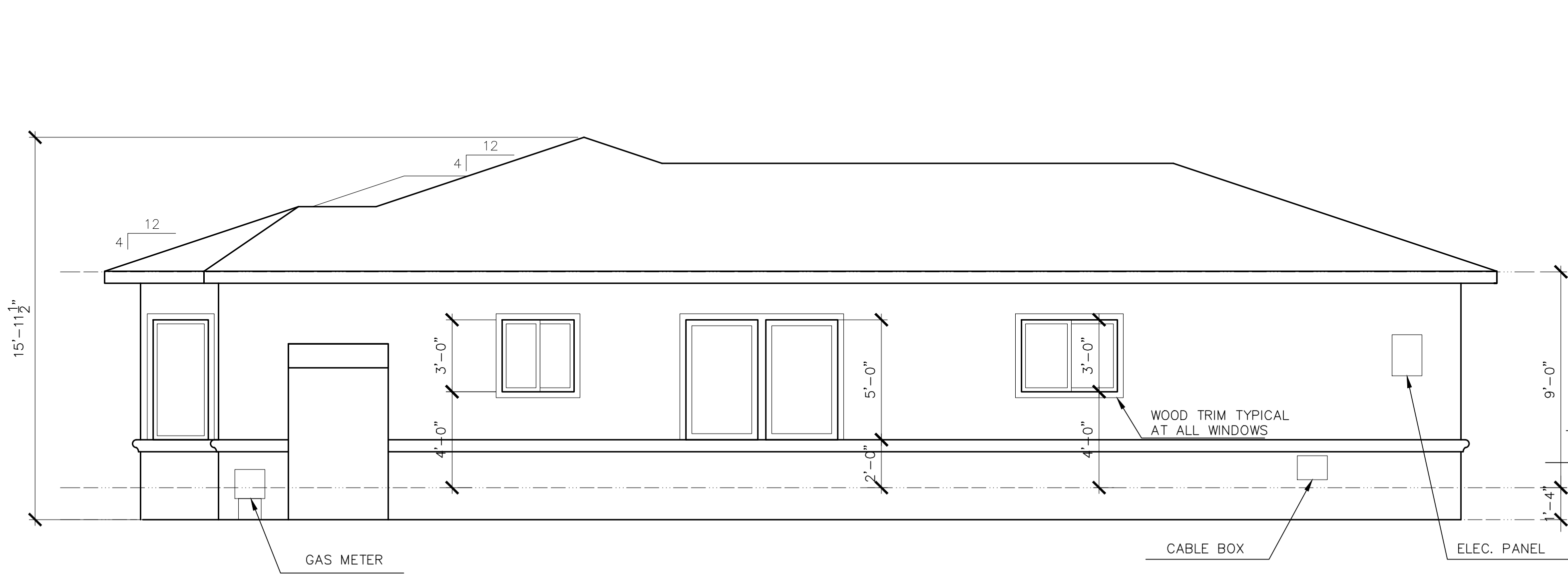
GENERAL NOTES FOR CONTRACTOR.

REVISIONS	BY

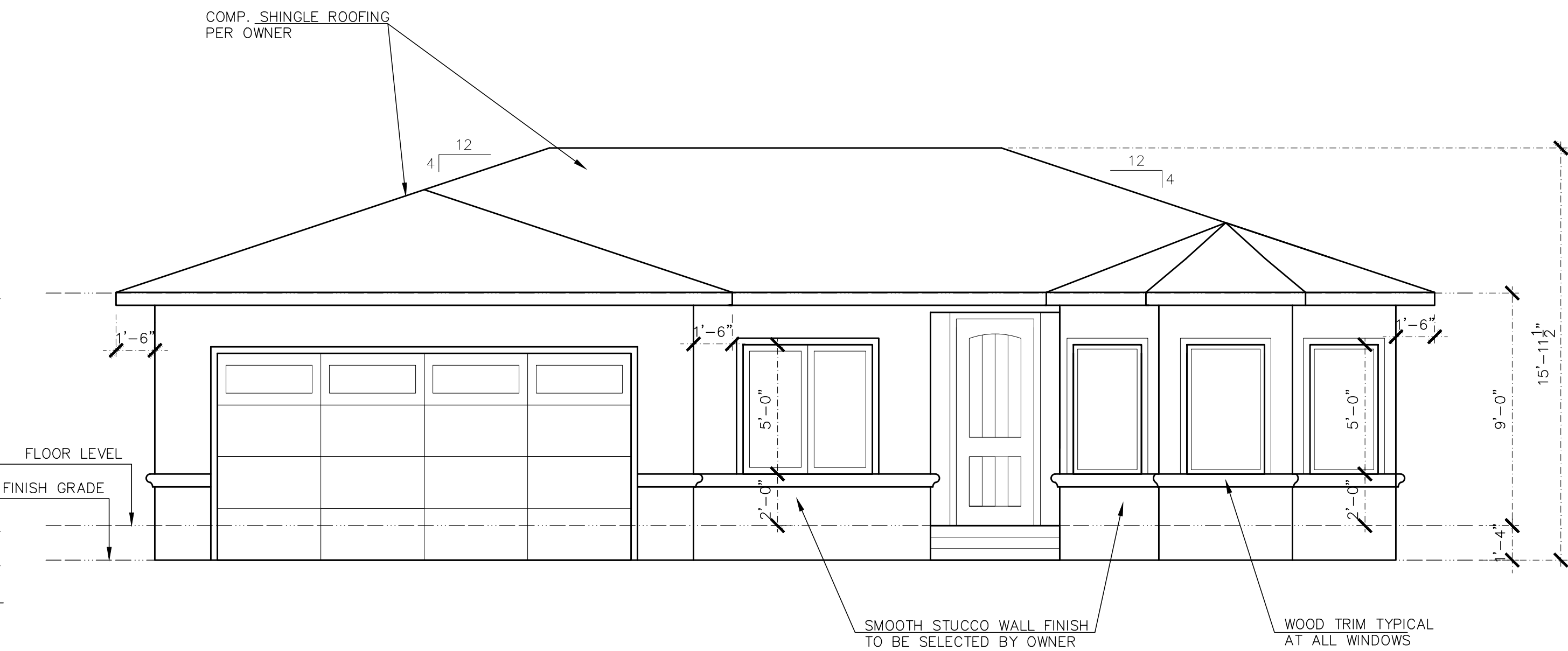


New home for:  
YOGESH JHAMB  
140 Arroyo Grande Way  
Los Gatos, CA 95032  
FLOOR PLAN

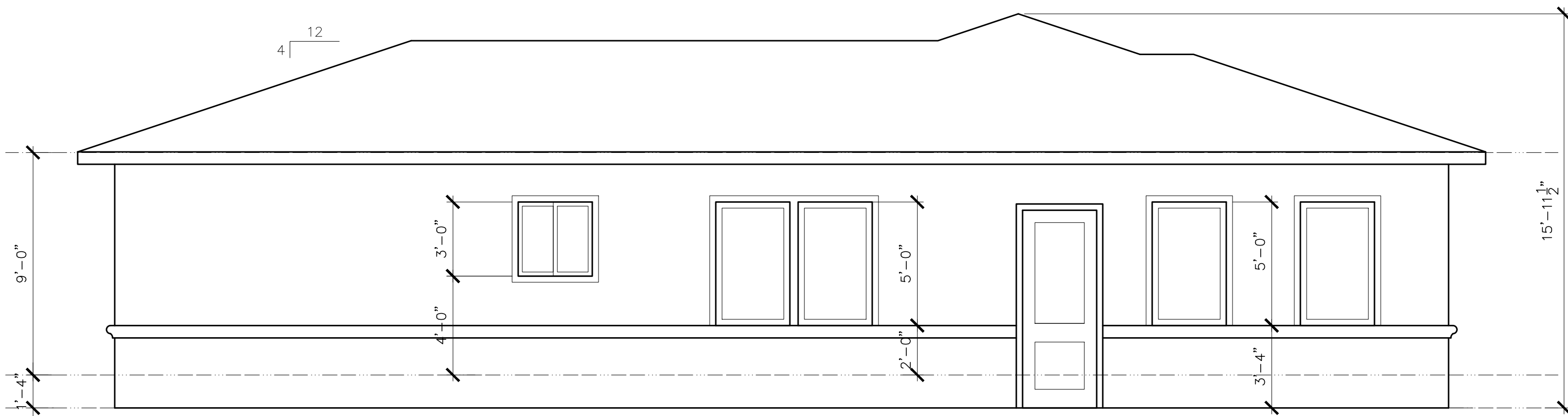
DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A4
OF
SHEETS



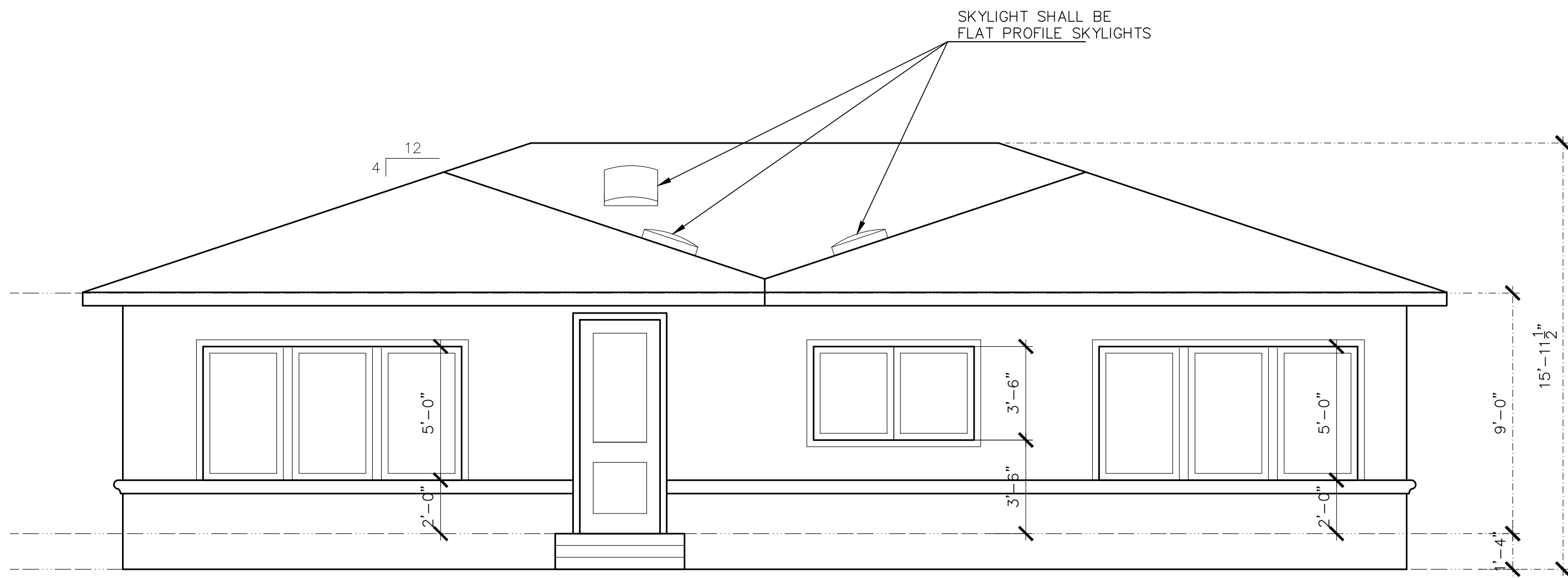
**RIGHT SIDE ELEVATION**  
1/4" = 1'-0"



**FRONT ELEVATION**  
1/4" = 1'-0"

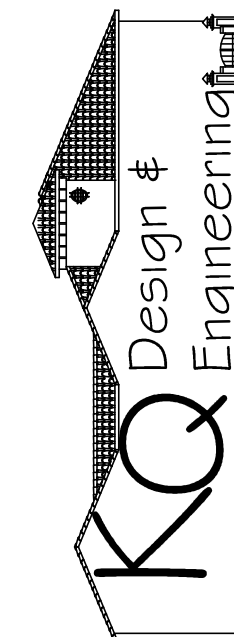


**LEFT SIDE ELEVATION**  
1/4" = 1'-0"




**REAR ELEVATION**  
1/4" = 1'-0"

REVISIONS	BY



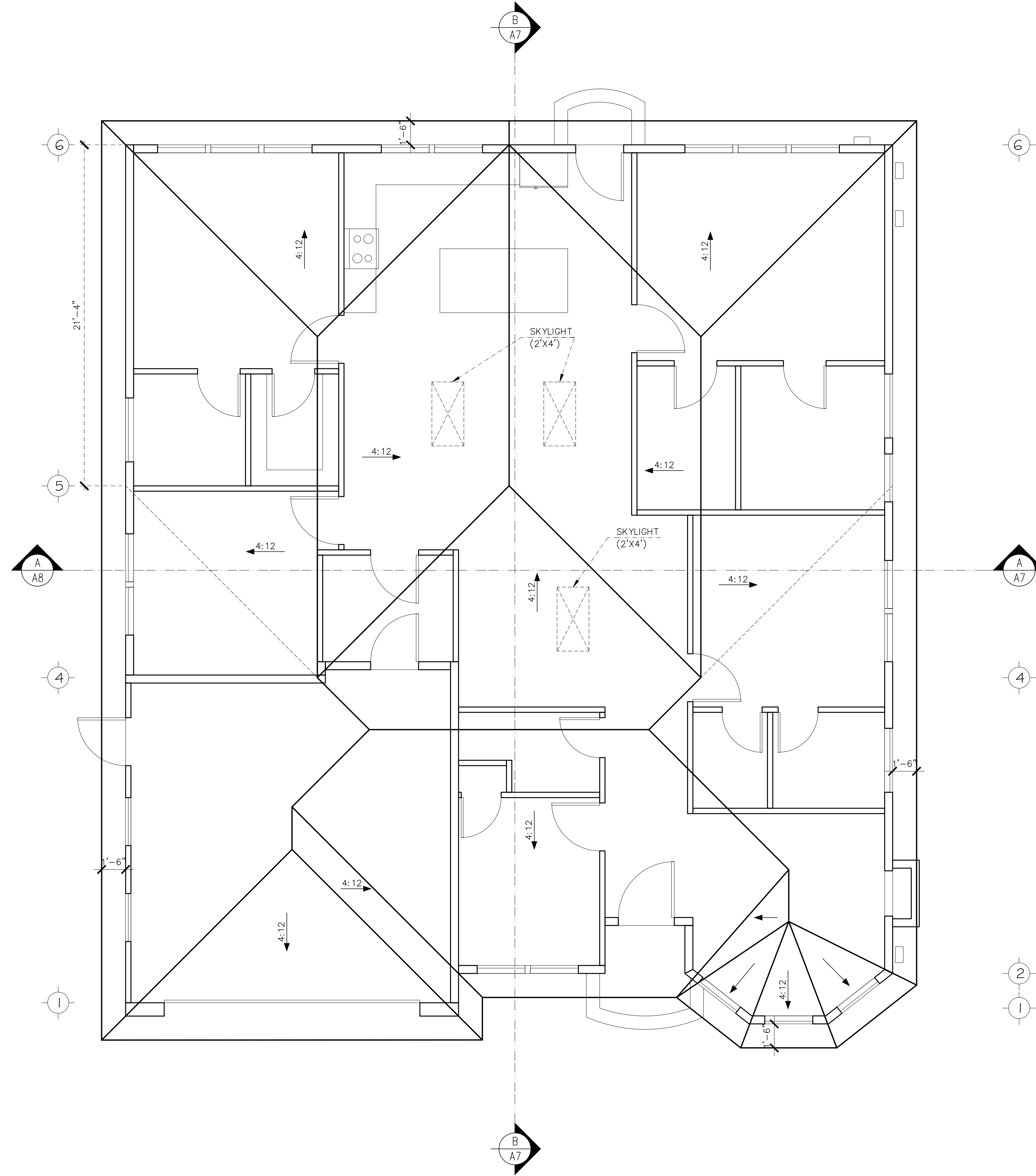
793 KYLE STREET  
SAN JOSE, CA 95127



793 Kyle Street  
San Jose, CA, 95127  
Tel: 408-209-8775  
Email: kette1@yahoo.com

New home for:  
YOGESH JHAMB  
140 Arroyo Grande Way  
Los Gatos, CA 95032  
ELEVATIONS (option 2)

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A5
OF
SHEETS



**ROOF PLAN**  
1/4" = 1'-0"

REVISIONS	BY



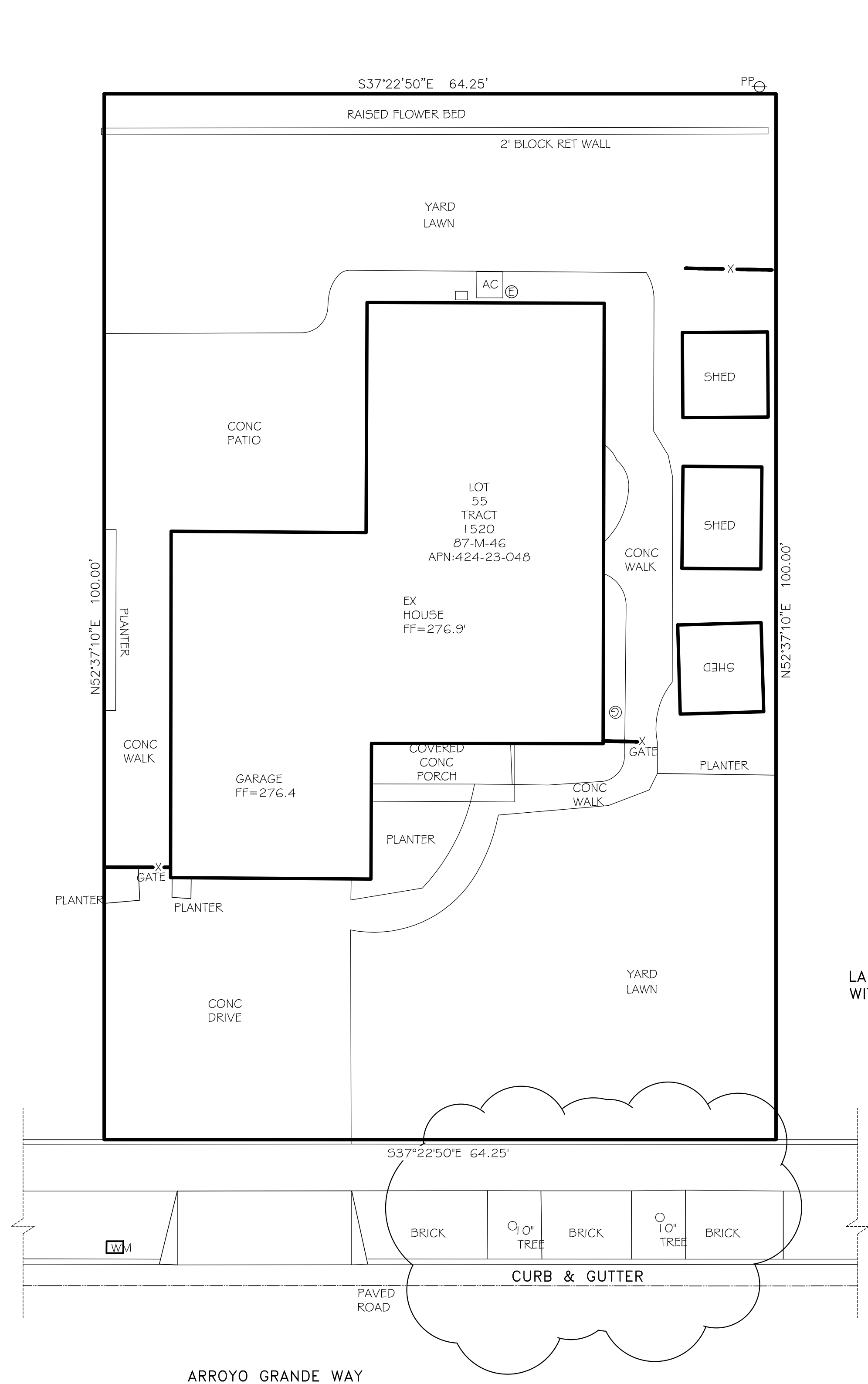
**KQ Design & Engineering**  
793 KYLE STREET  
SAN JOSE, CA 95127



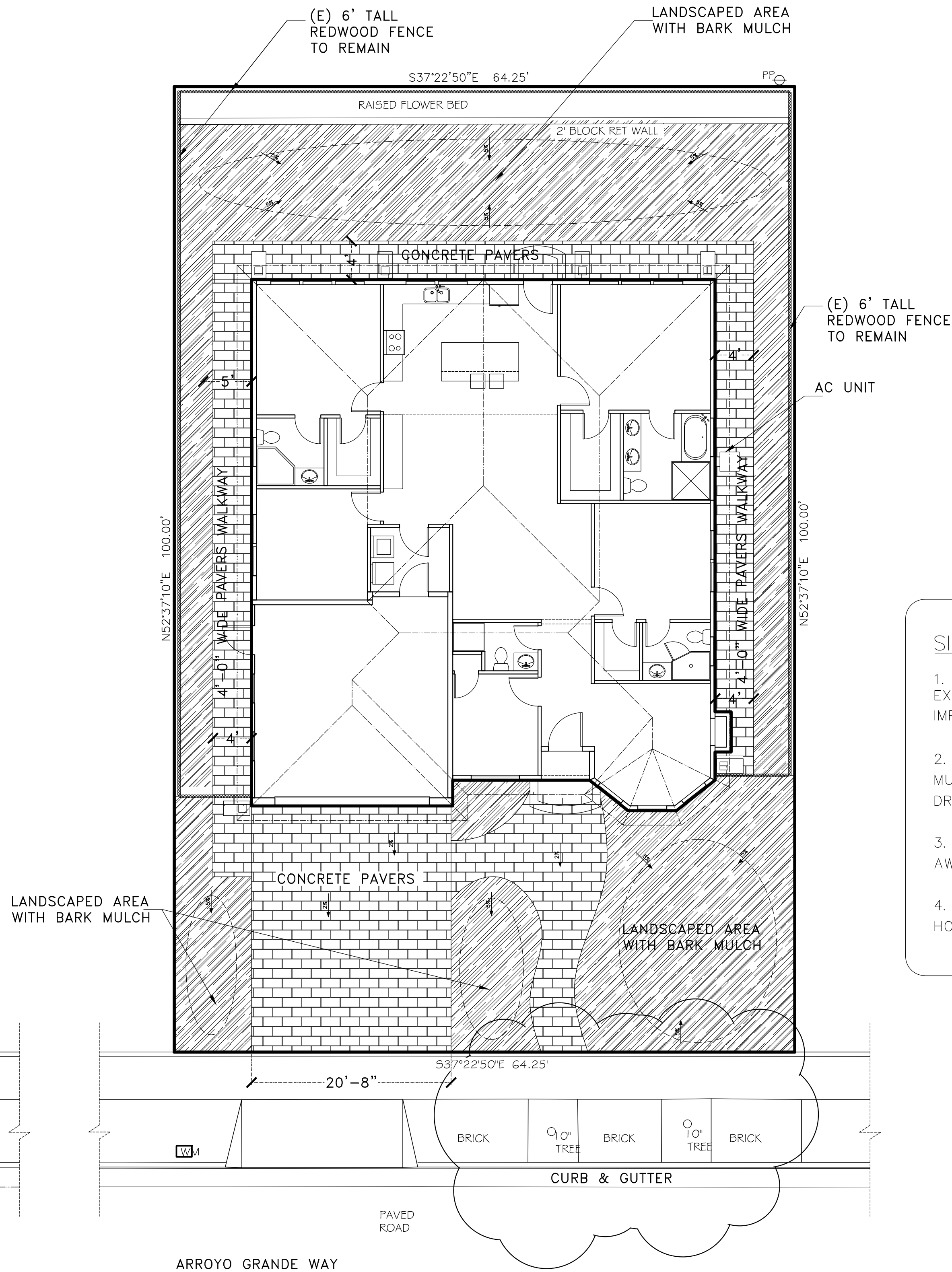
793 Kyle Street  
San Jose, CA, 95127  
Tel: 408-209-8775  
Email: kette1@yahoo.com

New home for:  
**YOGESH JHAMB**  
140 Arroyo Grande Way  
Los Gatos, CA 95032  
**ROOF PLAN**

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
<b>A6</b>
OF
SHEETS



**(E) DRAINAGE PLAN**  
1/8" = 1'-0"



**(N) DRAINAGE PLAN**  
1/8" = 1'-0"

**LANDSCAPE LEGEND:**

- DENOTES LAWN AREA
- DENOTES CONCRETE PAVERS
- DENOTES 6'-0" TALL REDWOOD FENCE
- DENOTES CONCRETE AREA
- DENOTES LANDSCAPED AREA WITH BARK MULCH
- DENOTES LANDSCAPED AREA WITH GRAVEL

**SYMBOL LEGEND:**

- DENOTES A DOWNSPOUT DOWN TO A SPLASH BLOCK
- DOWNSPOUT
- SPLASH BLOCK TO DIRECT WATER AWAY FROM HOUSE
- GRADE
- HOUSE

- SITE DRAINAGE NOTE:**
1. THE CONTRACTOR SHALL NOT ALTER PRE-EXISTING DRAINAGE PATTERNS EXISTING FROM ADJACENT PROPERTIES IN A MANNER THAT NEGATIVELY IMPACTS THOSE PROPERTIES.
  2. ROOF WATER DOWN SPOUTS DISCHARGING TO SPLASH BLOCKS MUST BE PROVIDED TO CARRY RAIN WATER AWAY FROM FOUNDATION. DRAINAGE CAN NOT DRAIN INTO ADJACENT PROPERTIES.
  3. THE SITE SHALL BE FINE GRADED TO PROVIDED A MINIMUM OF 5% SLOPE AWAY FROM HOUSE FOR THE FIRST 10 FT., FOR PERVIOUS SURFACE.
  4. FOR IMPERVIOUS SURFACE, GRADE TO BE 2% MINIMUM AWAY FROM HOUSE FOR THE FIRST 10 FT.

REVISIONS	BY

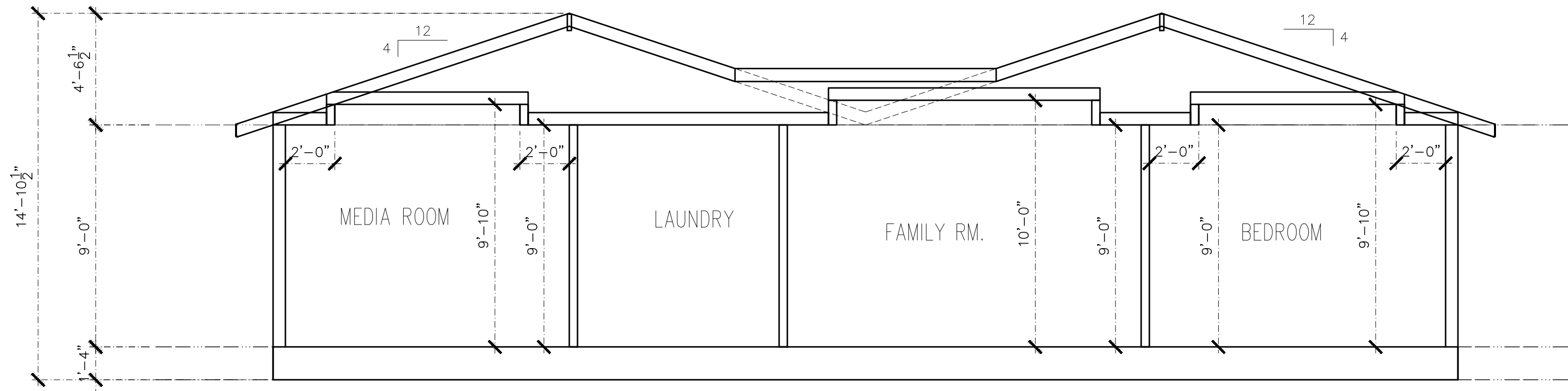
**KQ Design & Engineering**  
793 KYLE STREET  
SAN JOSE, CA 95127  
PHONE: (408) 209 - 8775

**REGISTERED PROFESSIONAL ENGINEER**  
No. C57404  
Exp. 12/31/2025  
CIVIL  
STATE OF CALIFORNIA

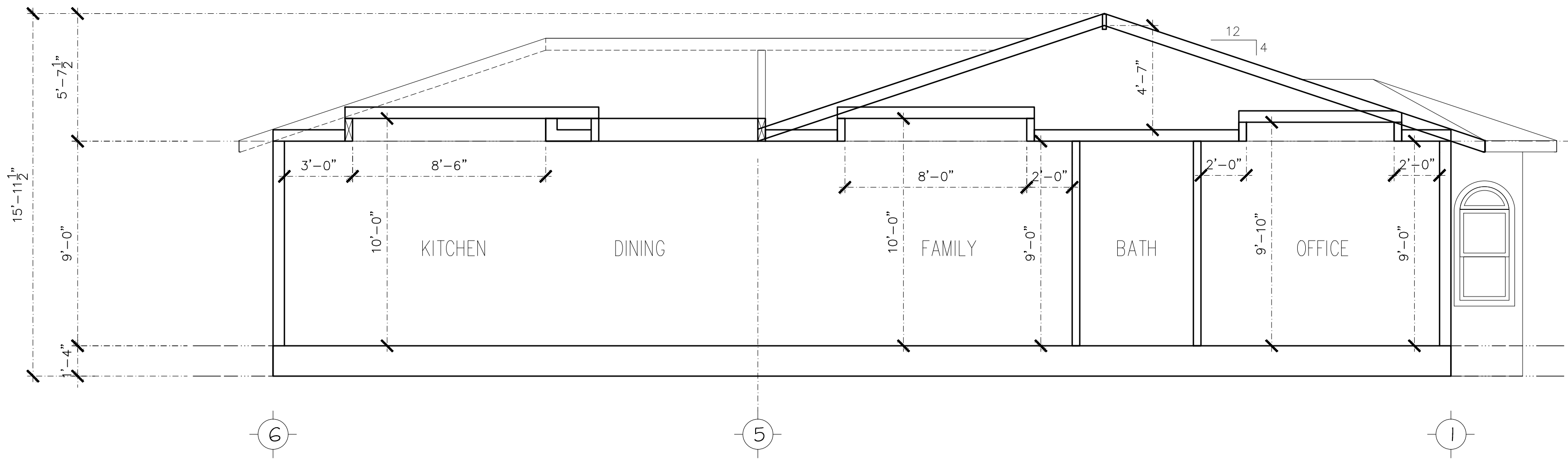
793 Kyle Street  
San Jose, CA. 95127  
Tel.: 408-209-8775  
Email: kette1@yahoo.com

New home for:  
**YOGESH JHAMB**  
140 Arroyo Grande Way  
Los Gatos, CA 95032  
**DRAINAGE PLAN**

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
<b>A7</b>
OF
SHEETS



**SECTION A-A**  
1/4" = 1'-0"



**SECTION B-B**  
1/4" = 1'-0"




Design &  
Engineering

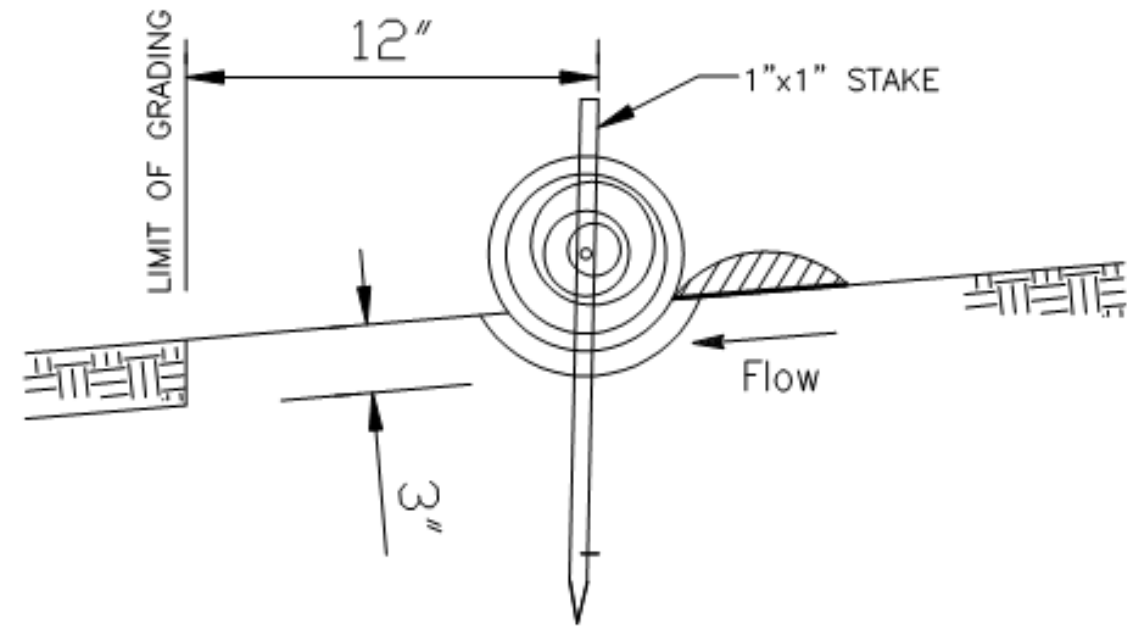
793 KYLE STREET  
SAN JOSE, CA 95127



793 Kyle Street  
San Jose, CA, 95127  
Tel: 408-209-8775  
Email: kette1@yahoo.com

New home for:  
YOGESH JHAMB  
140 Arroyo Grande Way  
Los Gatos, CA 95032  
SECTIONS

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET



FIBER ROLL  
N.T.S.

#### FIBER ROLL NOTES

1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
3. Install fiber roll 12" from limit of grading

#### EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
5. If hydroseeding is not used or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded. Erosion protection for each lot with a house under construction shall confirm to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.

11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
12. Sanitary facilities shall be maintained on the site.
10. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
13. With the approval of the city inspector, erosion and sediment controls maybe removed after areas above them have been stabilized.

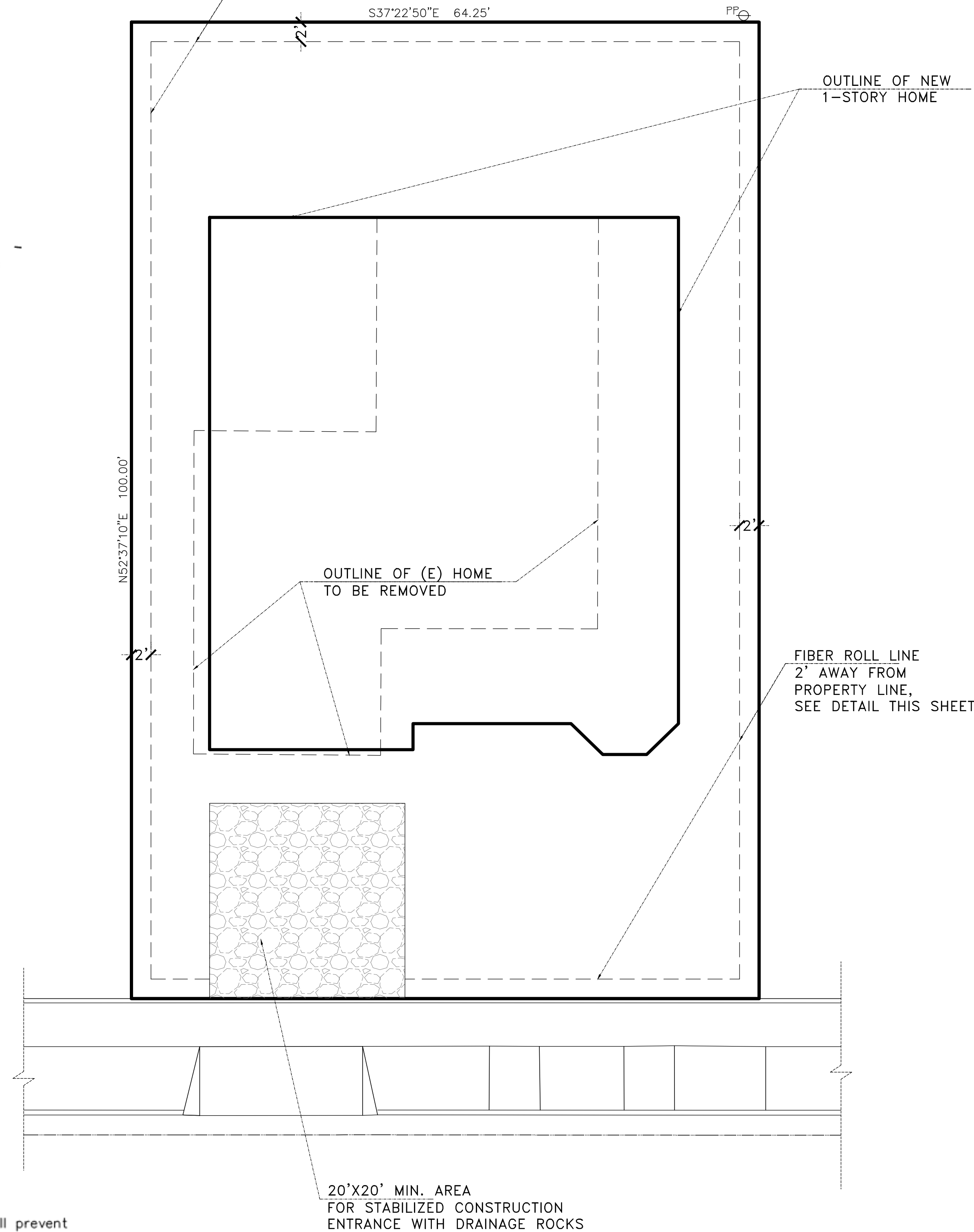
#### MAINTENANCE NOTES

1. Maintenance is to be performed as follows:
  - A. Repair damages caused by soil erosion or construction at the end of each working day.
  - B. Swales shall be inspected periodically and maintained as needed.
  - C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
  - D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
  - E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
  - F. Rills and gullies must be repaired.
2. All existing drainage inlets on St. George Lane within the limit of the project , shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.

#### Maintenance

- The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
- All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.
- When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.

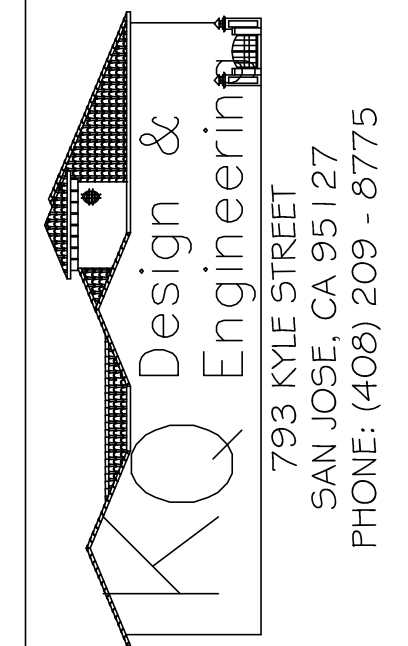
#### STABILIZED CONSTRUCTION ENTRANCE (TO BE MAINTAINED)



## EROSION CONTROL PLAN

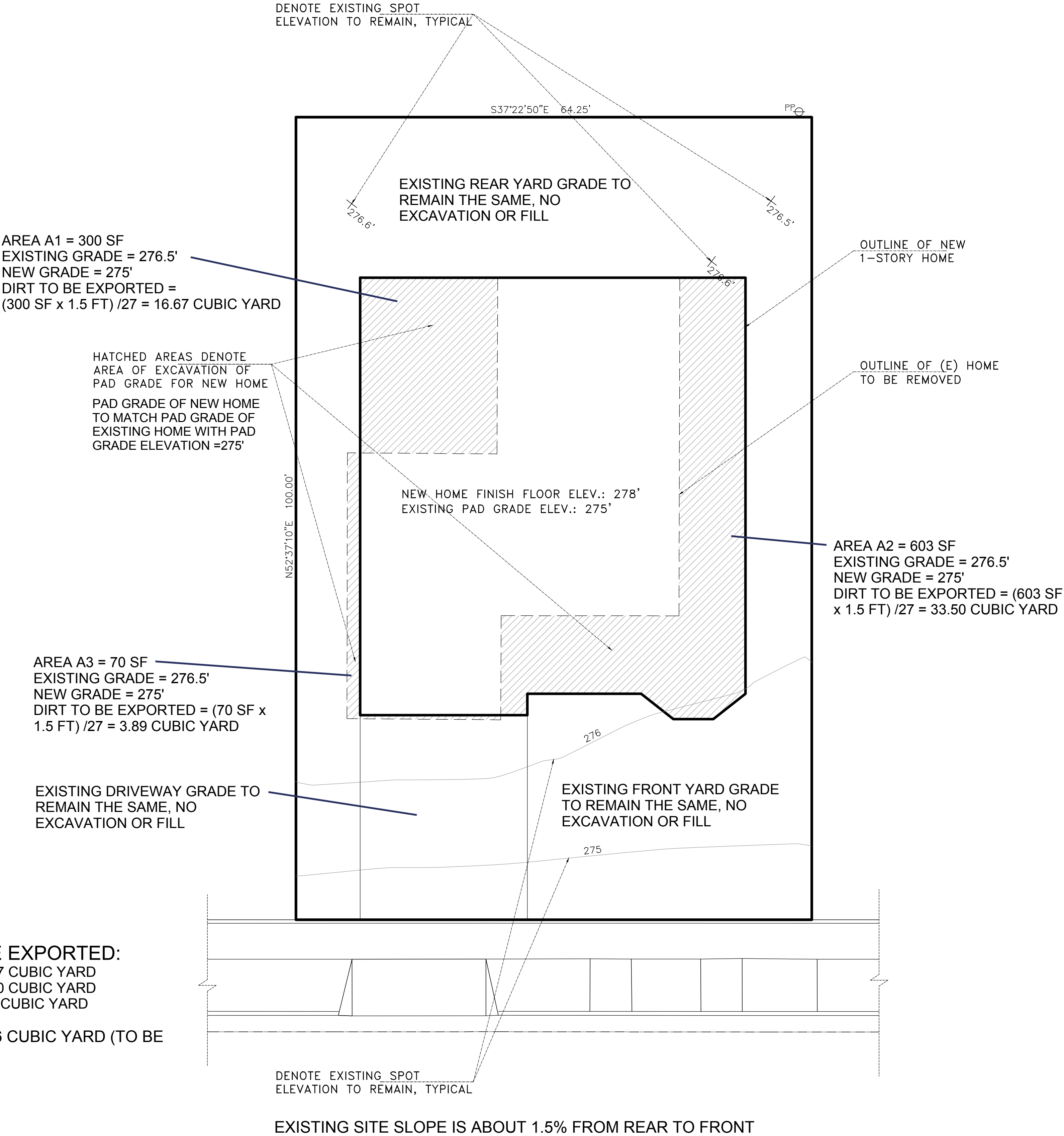
1/8" = 1'-0"

REVISIONS	BY



New home for:  
YOGESH JHAMB  
140 Arroyo Grande Way  
Los Gatos, CA 95032  
EROSION CONTROL PLAN

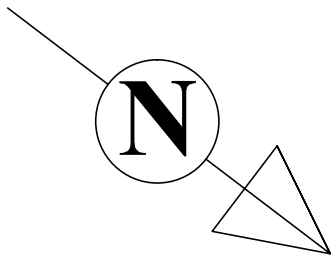
DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A8.1
OF
SHEETS



DIRT TO BE EXPORTED:  
AREA A1 = 16.67 CUBIC YARD  
AREA A2 = 33.50 CUBIC YARD  
AREA A3 = 3.89 CUBIC YARD

TOTAL = 54.06 CUBIC YARD (TO BE EXPORTED)

**GRADING PLAN**  
1/8" = 1'-0"



REVISIONS	BY



**KQ Design & Engineering**  
793 KYLE STREET  
SAN JOSE, CA 95127  
PHONE: (408) 209 - 8775



793 Kyle Street  
San Jose, CA. 95127  
Tel.: 408-209-8775  
Email: kettle1@yahoo.com

New home for:  
**YOGESH JHAMB**  
140 Arroyo Grande Way  
Los Gatos, CA 95032

**GRADING PLAN**

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
<b>A8.2</b>
OF
SHEETS

Grade	Number of Students
1	0
2	0
3	30
4	5
5	6
6	9

**d I Gr**

□ □ □ d | Gr □ □ □

☐ ☐ d l Gr ☐

**d | Gr**

**d I Gr**

**d | Gr**

10 d T Gr

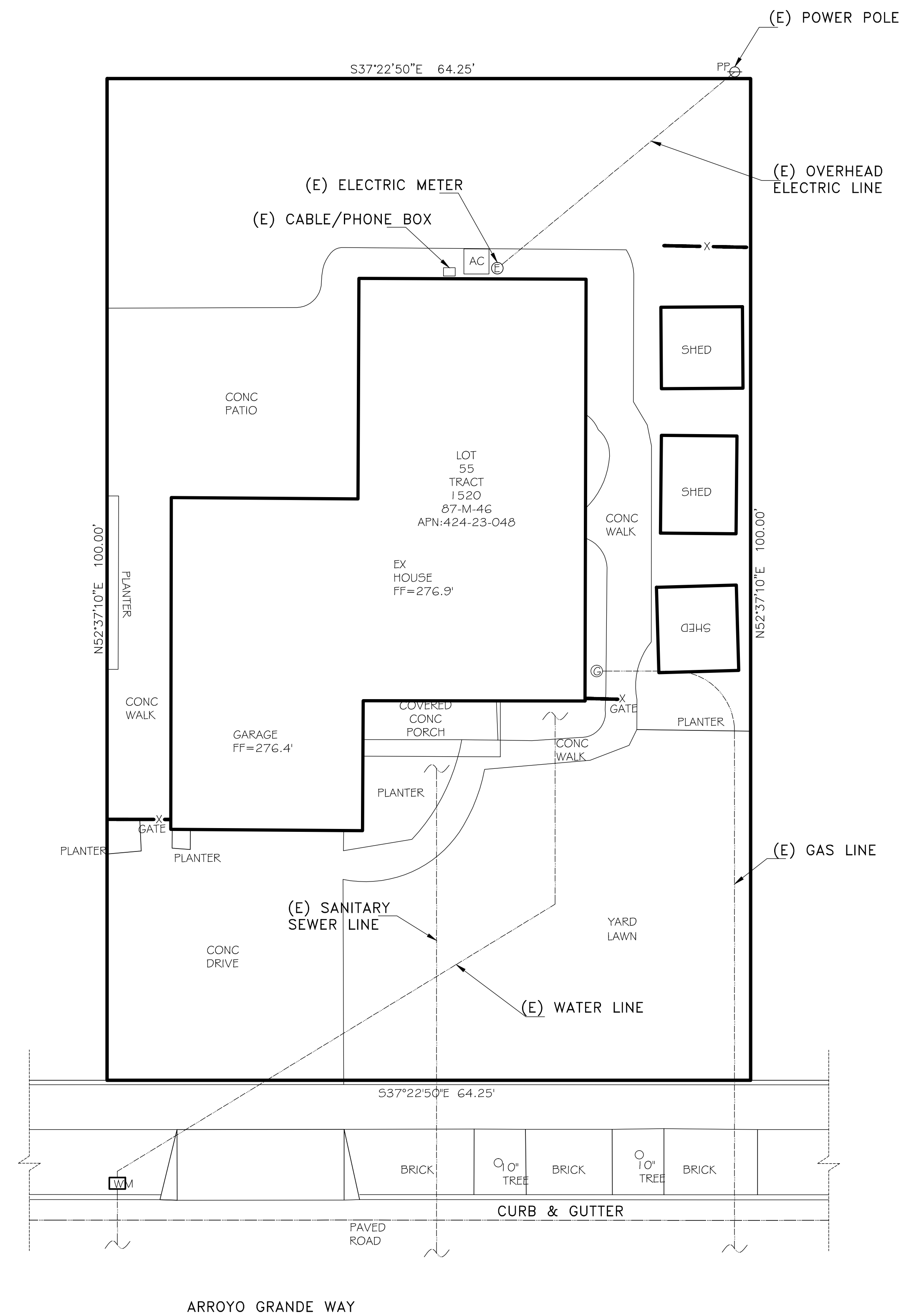
□ □ □ □ d l □ □ Gr □ □ □ □

11 Gr

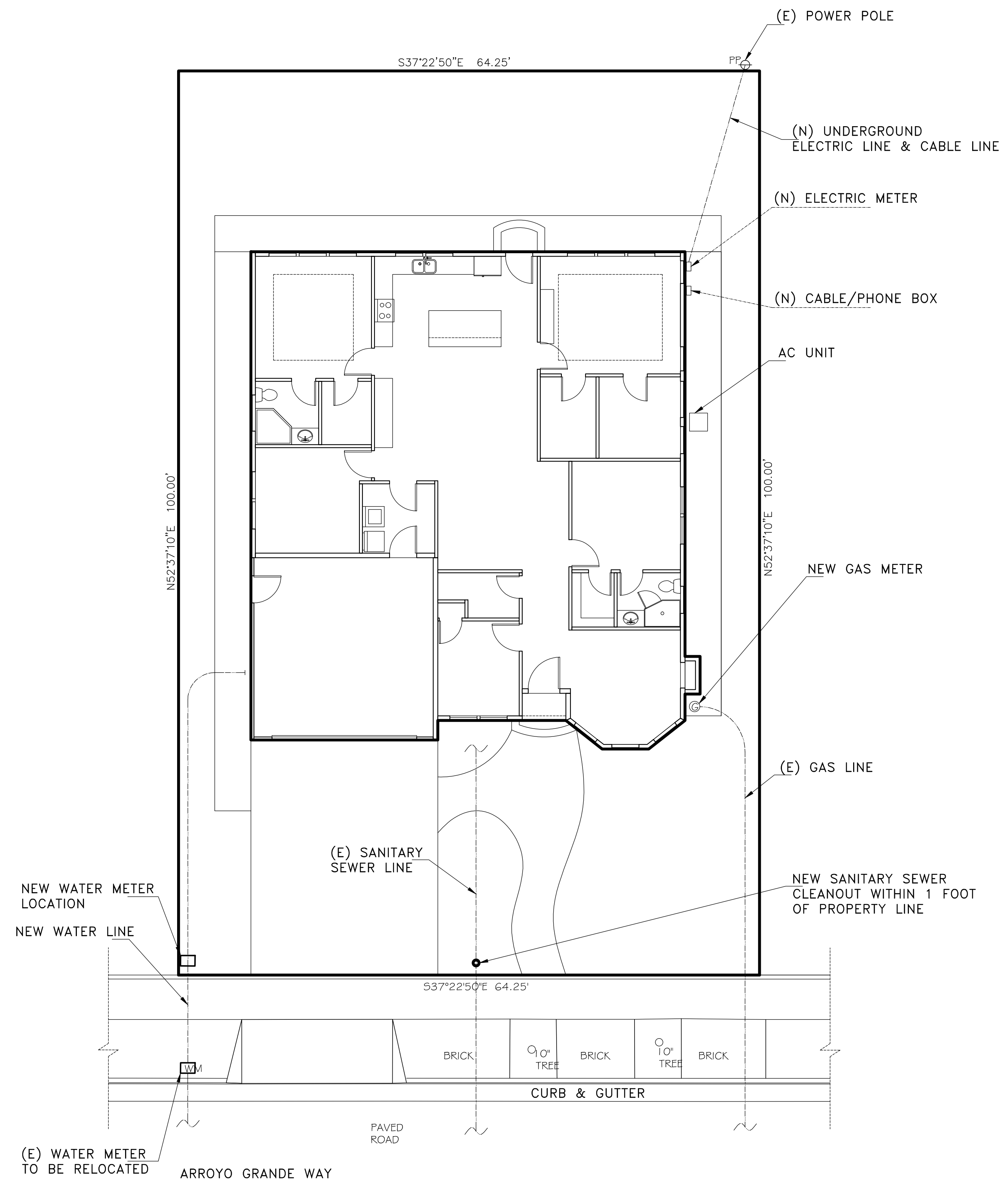
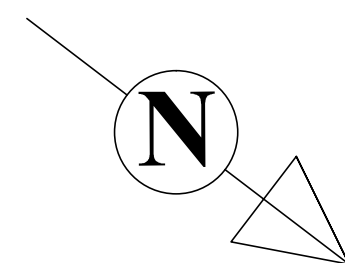
DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

**A8.3**

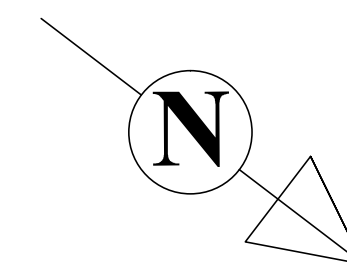
OF SHEETS



**(E) UTILITY PLAN**  
1/8" = 1'-0"



**(N) UTILITY PLAN**  
1/8" = 1'-0"



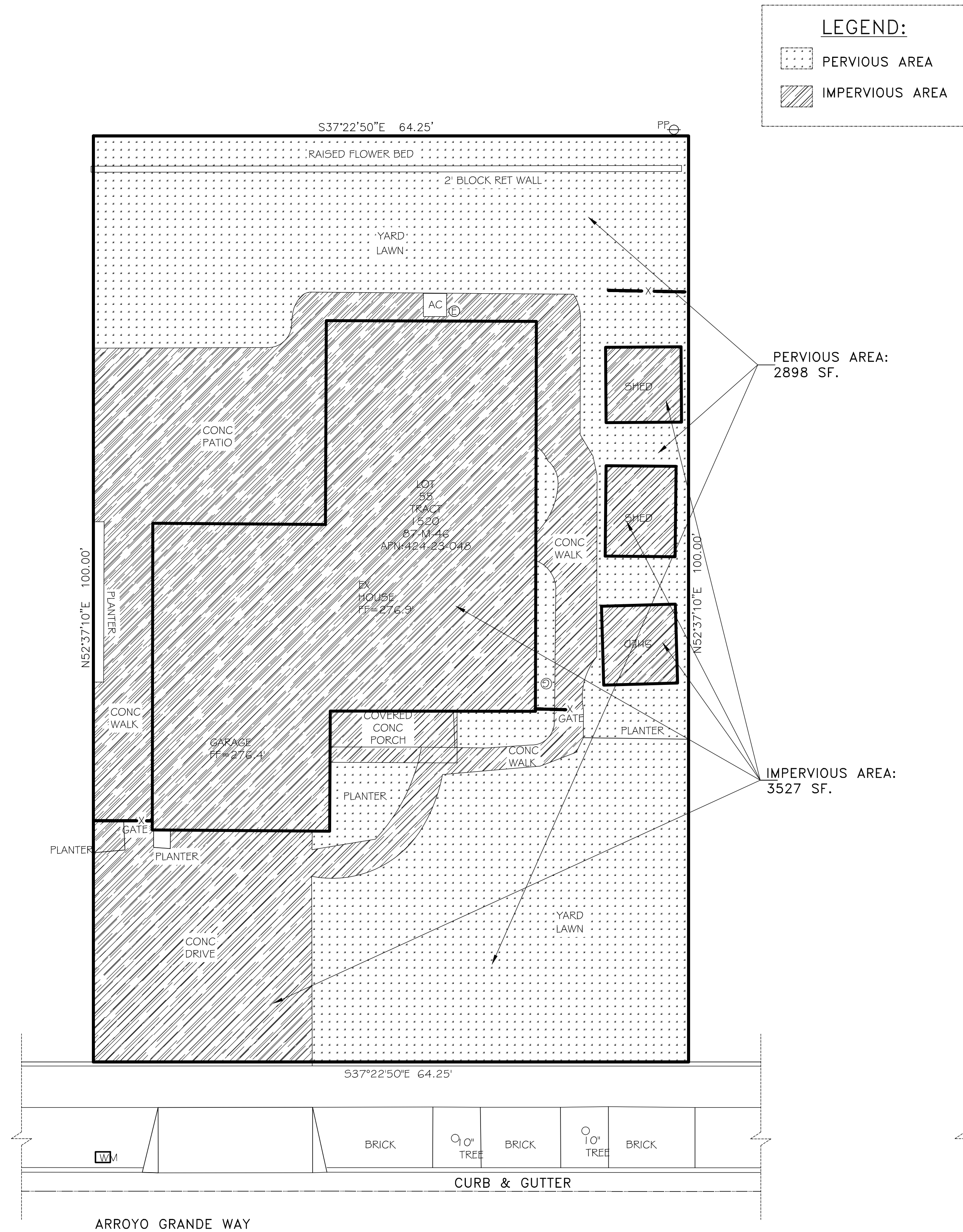
REVISIONS	BY

**KQ Design & Engineering**  
793 KYLE STREET  
SAN JOSE, CA 95127  
PHONE: (408) 209 - 8775

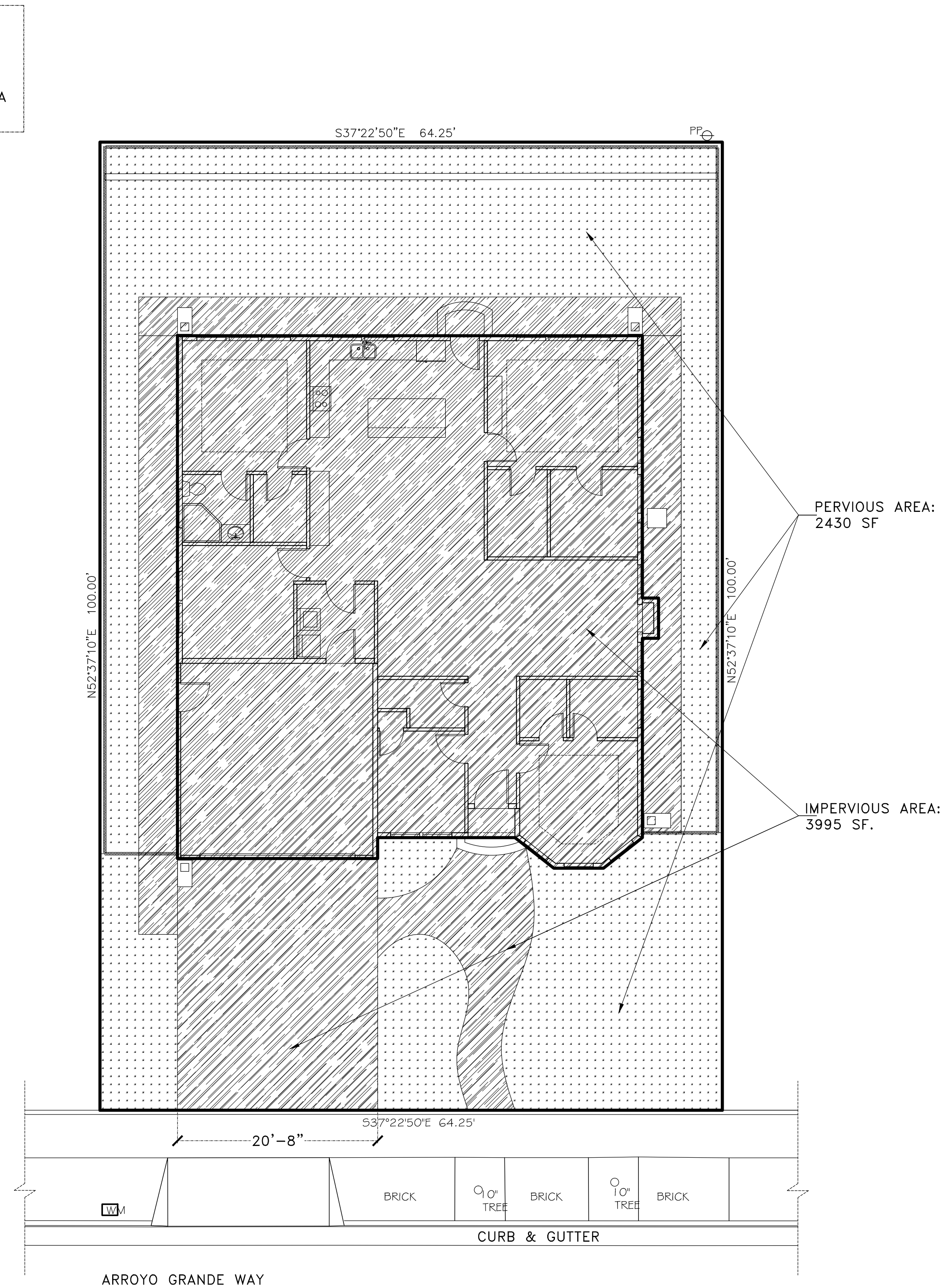
**REGISTERED PROFESSIONAL ENGINEER**  
No. C57404  
Exp. 12/31/2025  
CIVIL  
793 Kyle Street  
San Jose, CA, 95127  
Tel.: 408-209-8775  
Email: kettle1@yahoo.com

New home for:  
**YOGESH JHAMB**  
140 Arroyo Grande Way  
Los Gatos, CA 95032  
**UTILITY PLAN**

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
<b>A8.4</b>
OF
SHEETS

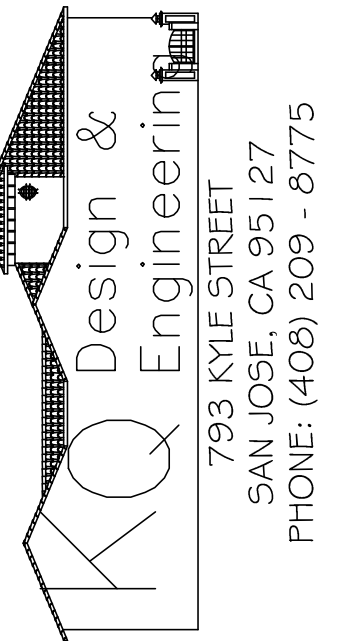


**(E) GROUND COVER PLAN**  
 1/8" = 1'-0"



**(N) GROUND COVER PLAN**  
 1/8" = 1'-0"

REVISIONS	BY

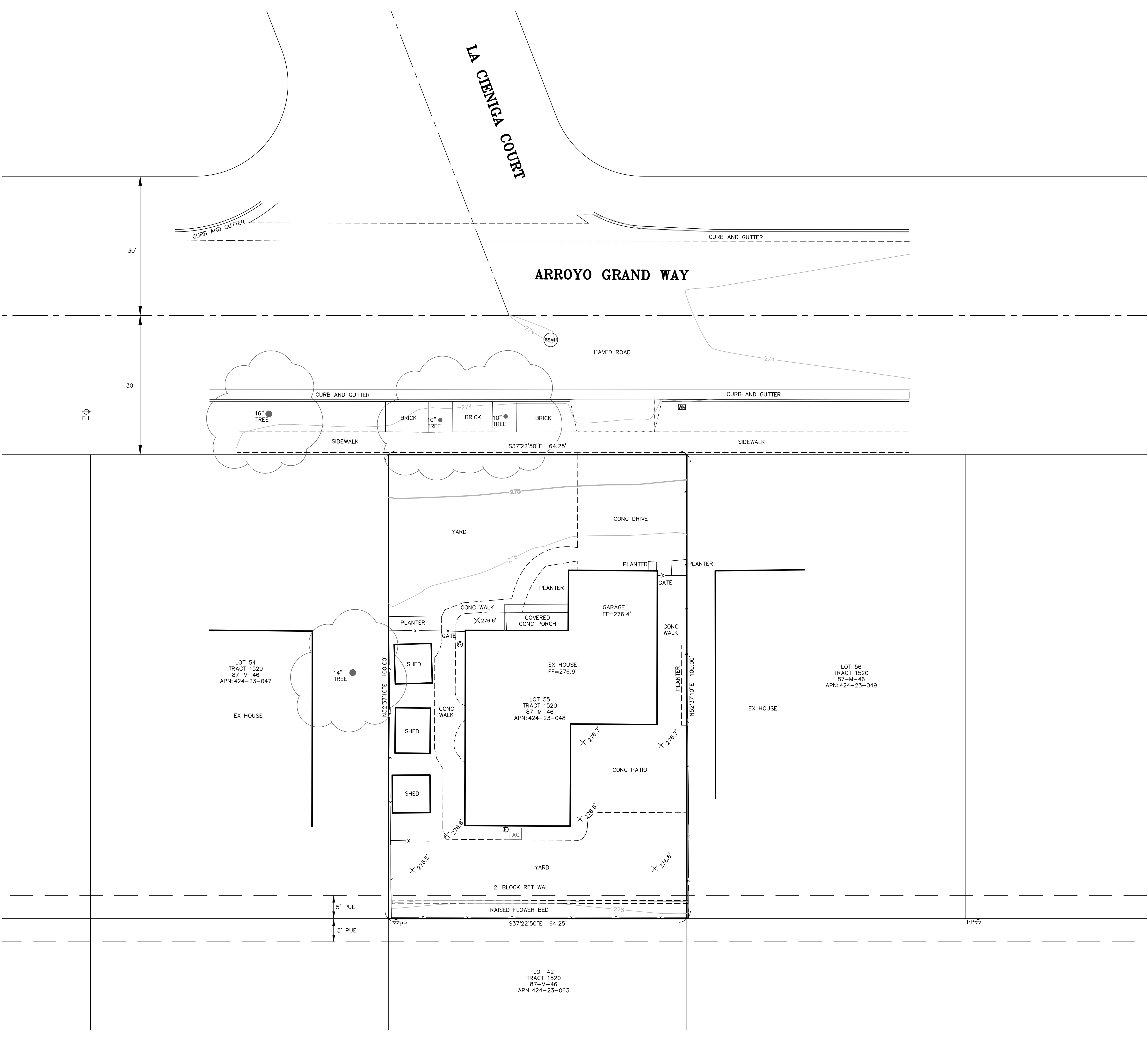


793 Kyle Street  
 San Jose, CA. 95127  
 Tel.: 408-209-8775  
 Email: kettle1@yahoo.com

New home for:  
**YOGESH JHAMB**  
 140 Arroyo Grande Way  
 Los Gatos, CA 95032  
**GROUND COVER PLAN**

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

**A8.5**



**LEGEND**

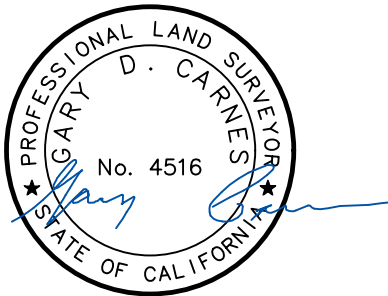
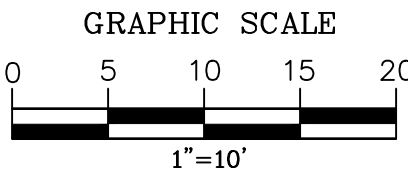
	PROPERTY BOUNDARY
	LOT LINE
	CENTER LINE
	EASEMENT LINE
	PAVEMENT
	CONCRETE/LIP OF GUTTER
	FENCE
	FLOW LINE
	TIELINE

**ABBREVIATIONS**

AC	AIR CONDITIONER UNIT
CH	CHIMNEY
CP	COVERED PORCH
DI	DRAIN INLET
DL	DRIP LINE
DW	DRY WELL
E	ELECTRICAL METER
FF	FINISH FLOOR
FH	FIRE HYDRANT
G	GAS METER
ICV	IRRIGATION CONTROL VALVE
PP	POWER POLE
R.O.W.	RIGHT OF WAY
SSCO	SANITARY SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TP	TELEPHONE POLE
WM	WATER METER
WV	WATER VALVE
PUE	PUBLIC UTILITY EASEMENT

**NOTES**

- (1) A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY GARY D. CARNES, LAND SURVEYOR, EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- (2) TREE SPECIES AND DRIP LINES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- (3) ALL DISTANCES & DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- (4) THE UNDERGROUND UTILITIES SHOWN ON THIS MAP, IF SHOWN, ARE APPROXIMATE AND BASED ON EVIDENCE AT THE SURFACE.
- (5) BUILDING DIMENSIONS SHOWN ON THIS MAP, IF SHOWN, ARE MEASURED FROM THE TRIM, STUCCO OR SIDING AT RIGHT ANGLES TO THE PROPERTY LINES.



**CARNES & ASSOCIATES**

9505 SUGAR BABE DRIVE  
GILROY, CALIFORNIA 95020  
408-847-2013

TOPOGRAPHIC MAP

FOR YOGESH JHAMB

140 ARROYO GRANDE WAY

TOWN OF LOS GATOS, CALIF.

SHEET	DATE :	11-06-19	DRAWN BY :	PROJ. MANAGER :
	SCALE :	1"=10'		
1	OF	1	T.W.	D.E.
Job No. 19107	DYG: JHAMB TP			